



Palmer & Partners



Low Road, Monk Soham, Suffolk, IP13
7ER
Asking Price £550,000

Palmer & Partners

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- No Onward Chain
- Uninterrupted Field Views from Front & Rear
- Detached Period House
- Three Double Bedrooms
- Two Reception Rooms
- New Kitchen with High Spec Appliances & Underfloor Heating
- Generous Conservatory
- Utility Room & Ground Floor WC
- Good-Sized Garden Bordered by Small Stream
- Double Garage with Adjoining Workshop
- Garage Has Potential for Redevelopment (STP)
- Additional Garden Shed & Small Greenhouse
- Ample Off-Road Parking for Numerous Cars
- Double-Glazing & Oil-Fired Central Heating
- Roof Recently Refurbished
- Debenham High School & Thomas Mills Catchment Areas

Enjoying an idyllic position in the village of Monk Soham within the Debenham High School and Thomas Mills catchment areas lies this stunning three-bedroom detached period house which is being sold with no onward chain. The property benefits from uninterrupted field views from the front and rear, a detached double garage with adjoining workshop, off-road parking for numerous vehicles, and a good size garden which is located mainly to the side of the property and bordered by a small stream.

The house has been much improved by the current owners over the years, including refurbishment of the roof, electrical and plumbing systems, and installation of a new kitchen. The property is double-glazed, with double-insulated loft, oil-fired central heating, and a private drainage system.

Monk Soham is a very small rural parish in the Mid Suffolk district, a few miles east of Debenham and not far from Framlingham. It is one of those Suffolk villages that feels tucked away among rolling farmland, narrow lanes, and scattered farmsteads rather than being centred on a compact village green. The village's most notable landmark is St Peter's Church known for its remarkable 15th-century Seven Sacrament font, one of Suffolk's notable medieval church treasures. The parish contains several historic farmsteads and manor-related buildings, including Monk Soham Hall and the Victorian Abbey House, which stands among mature trees and meadows. Monk Soham has retained much of its rural atmosphere, with scattered houses, farms, open fields, and a strong sense of Suffolk's agricultural landscape. If you're interested in medieval churches, local history, walking, or



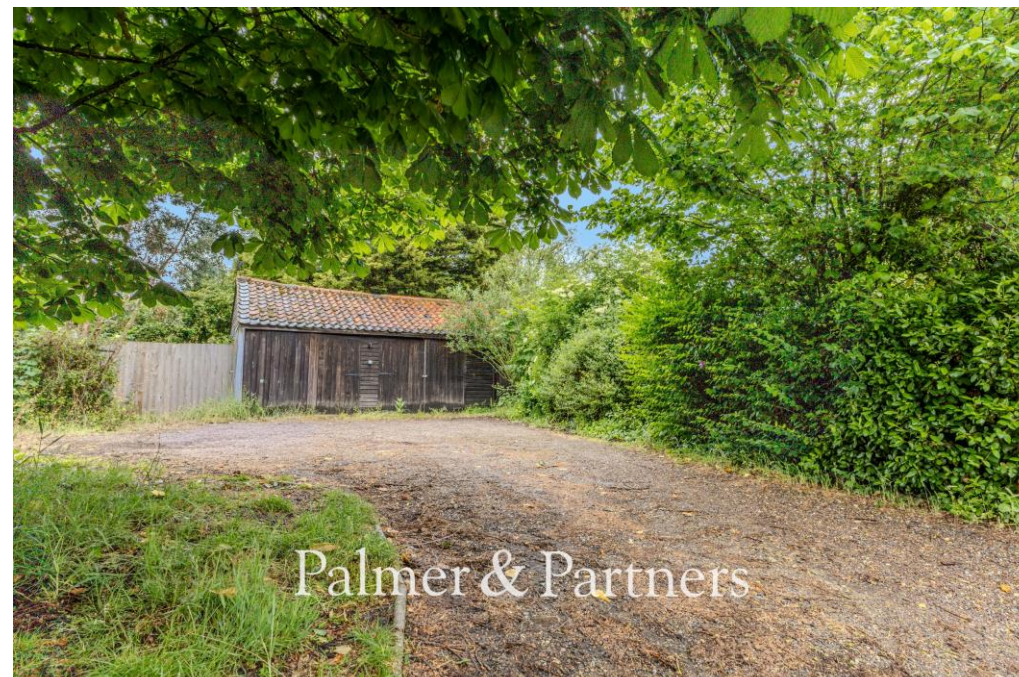
simply experiencing a very peaceful corner of the county, it is a charming place to explore.

Conservatory/Cloakroom: 14'9" x 8'9" (4.5m x 2.67m) The current owners enter the property through the large conservatory which is of a wooden double-glazed construction on a brick base and benefits from multiple windows, French doors opening out to the garden, a double radiator, tiled floor, and provides access to:
Breakfast Room: 10'7" x 8'8" (3.23m x 2.64m) The breakfast room has two sets of built-in double cupboards, a radiator, engineered oak floor, a window through to the conservatory and garden, and opens into:

Kitchen: 16'6" x 8'8" (5.03m x 2.64m) The kitchen has been tastefully refitted and modernised with a range wall and base

units, generous granite work surfaces with matching upstands, under unit lighting, and a double butler sink. Integrated appliances include a Bosch fridge/freezer and dishwasher together with pull-out bin-storage, and a Smeg range-style cooker with a powerful built-in extractor hood above – all of which are included in the sale. Other features include a floor-to-ceiling pantry cupboard, beautiful herringbone style terracotta floor with underfloor heating, ceiling inset spotlights, Velux window, double-glazed window overlooking the rear garden and stream, and a door providing access to:

Utility Room: 14'3" x 5'6" (4.34m x 1.68m) The utility room has a range of wall-mounted units with work surface below incorporating a one-and-a-half bowl stainless-steel sink and drainer with tiled splashback. There is an additional Neff fridge/freezer and a Samsung washing machine and tumble



dryer (which the owners are also happy to include), a radiator, tiled floor, and a window through to the entrance hall. The Velux window, double-glazed panel to the front aspect, and double-glazed door opening out to the front allows a lot of natural light to come in and a door provides access to:

WC: Double-glazed window to the rear aspect, low-level WC, tiled splashback, and tiled floor.

Living Room: 17'10" x 11'10" (5.44m x 3.6m)
Entered from the breakfast room, this generous reception room is dual aspect with two double-glazed windows to the front and a double-glazed window to the side. There are two radiators, a feature wood burning stove, wall lights, oak floor, and a doorway providing access to:

Hall: The inviting hallway has a window through to the utility room, a radiator, oak floor, staircase rising to the first floor with

two understairs cupboards, and a door providing access to:

Old Front Porch/Study: The current owners use the old porch as a small private study space benefitting from a double-glazed panel to the front aspect, tiled floor, and a wooden door providing access to the front garden.

First Floor Landing: Double-glazed window to the side aspect, radiator, new wood floor with subfloor (offering enhanced thermal and sound insulation), and doors providing access to the bathroom and bedrooms.

Family Bathroom: A three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin. The bathroom also features a heated towel rail, tiled splashbacks, tiled floor, a large built-in double cupboard, and two double-glazed windows overlooking the rear garden, stream and fields beyond.

Bedroom One: 12'2" x 11'10" (3.7m x 3.6m) Two double-glazed windows to the front aspect with stunning field views, a radiator, new wood floor with subfloor, and access to the loft.

Bedroom Two: 11'10" x 10'2" (3.6m x 3.1m) Double-glazed window to the front aspect with stunning field views, a radiator, new wood floor with subfloor, and a built-in wardrobe with shelving.

Bedroom Three: 10'8" x 9'3" (3.25m x 2.82m) Double-glazed window to the side aspect overlooking the garden, a radiator, and original stripped wood floor.

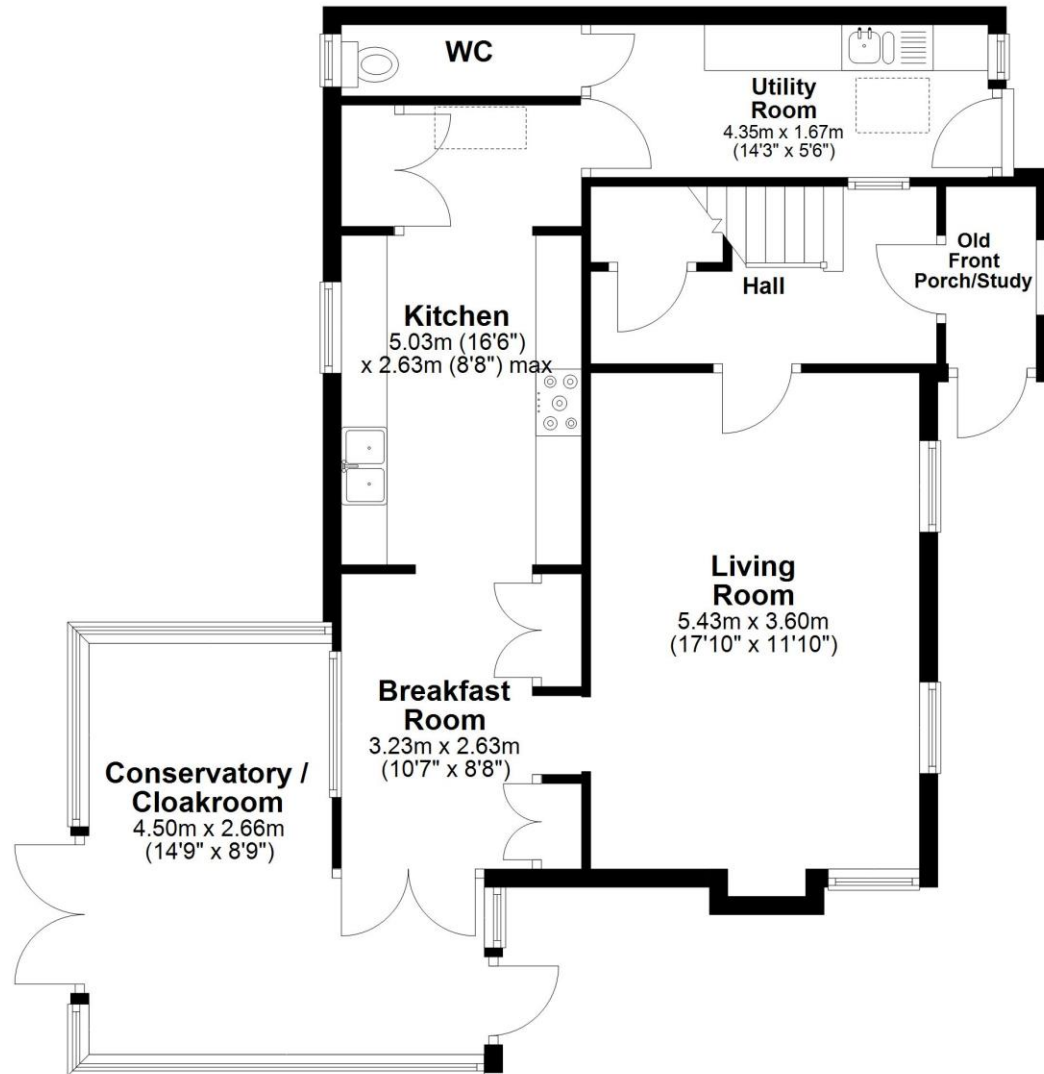
Outside: The property is approached from the road by a sweeping driveway providing off-road parking for numerous vehicles which leads round to the garage and workshop. The front garden is laid to lawn, well-stocked with an abundance of flowers, shrubs and mature trees, and is shielded from the road by mature hedgerow. The

majority of the garden is to the side of the property and is extensively laid to lawn with a generous paved patio seating area ideal for alfresco dining, enclosed by low-retaining wall with raised flowerbeds and a stream. The garden is well-stocked with an array of flowers and shrubs flanked by mature trees including a weeping willow. The garden also includes a greenhouse and large garden shed, outside power socket, tap, motion sensitive lights. The property backs onto a stream, which forms the boundary of the plot, with fields beyond.

Detached Double Garage: The garage is of a timber construction under a pantile roof, with power and light connected, and storage in the eaves, offering abundant storage space with potential for redevelopment (STP). The oil tank is housed on a hard standing area screened from view to the side of the garage.

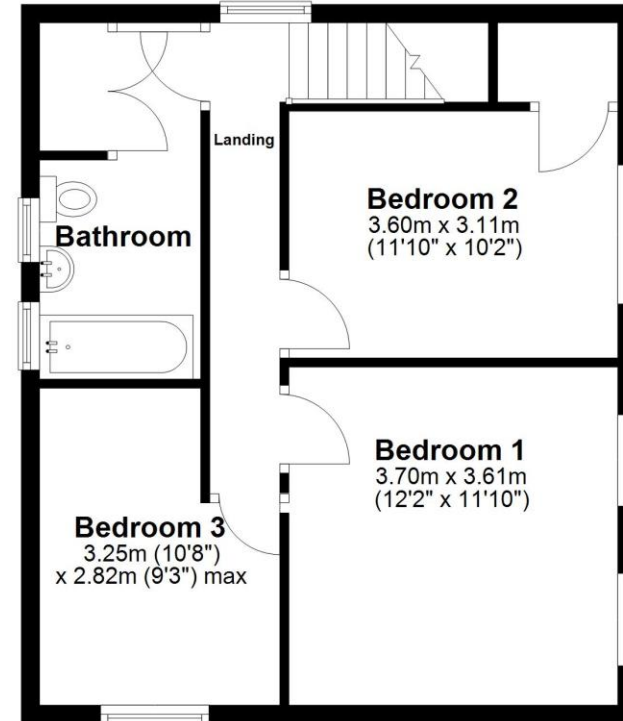
Ground Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: E

Council Tax Band: D



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