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West Mill Green

Bentley, IP9 2BN

Guide price £395,000



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Summary Continued

The property comprises of three good sized bedrooms with the main bedroom being double aspect and large enough for part of it to be turned into an en-suite shower room or walk in wardrobe area if required. There is a modern shower room, separate cloakroom, good sized kitchen with larder which leads to a separate breakfast / dining room. Down the side of this is a side patio, if a new owner wished to extend the kitchen and open out the dining room there is scope for this. There is a lounge which looks onto the secluded rear garden. The rear garden has access both to the back of the garage and also round to the front on the other side. The hallway is light and airy and has several cupboards and recesses which are great for storage.

Front Garden

A long driveway suitable for three cars or a longer vehicle such as a caravan, trailer, horsebox or boat, large expanse of lawn which can be turned into further parking if required.

Entrance Hallway

Carpet flooring, loft hatch, radiator, door to shower room, cloakroom, kitchen, bedrooms one, two and three, lounge, large storage cupboard, further cupboard with storage and housing the Baxi wall mounted combination boiler installed in Sept 2022 and regularly serviced, porch area, further recess handy for coats, shoes etc, new composite door with an inset mat.

Cloakroom

Low flush W.C. with concealed backplate, radiator, vinyl flooring, obscure double glazed window to side.

Shower Room

Carpet flooring, heated towel rail, vanity wash hand basin, obscure double glazed window to side, large walk

in shower, splashback tiling, wall mounted heater (not tested).

Kitchen

9'10" x 10'2" (3.02 x 3.10)

Comprising of wall and base units with cupboards and drawers under, worksurfaces over, stainless steel sink bowl drainer unit with mixer tap, Beko ceramic hob with stainless steel splashback and stainless steel extractor over, integrated mid height Beko electric oven, space and plumbing for either a washing machine or dishwasher, double glazed window to the side and a double glazed uPVC pedestrian door to the side, coving, door into the larder which also houses the water softener, glazed and wood door into the dining room / breakfast room.

Bedroom One / Lounge

19'0" x 11'9" (5.80 x 3.60)

Double glazed window to the front, double glazed window to the side, two radiators, carpet flooring. Due to the size of this room, there is scope potentially for installing an en-suite shower or walk in wardrobe area.

Breakfast / Dining Room

8'9" x 9'2" (2.68 x 2.81)

Laminate flooring, double glazed window to the front, double glazed window to the side, radiator, wall and base units with cupboards and drawers under, work surfaces over, aerial point, space for a full height fridge / freezer.

Lounge / Bedroom One

12'1" x 11'10" (3.69 x 3.62)

Double glazed window to the rear, radiator, carpet flooring.

Bedroom Two

9'4" x 9'11" (2.85 x 3.04)

Double glazed window to rear, radiator, carpet flooring.

Bedroom Three

10'0" x 6'9" (3.07 x 2.07)

Double glazed window to the rear, radiator, carpet flooring.

Rear Garden

38'8" x 43'5" (11.8 x 13.24)

A fully enclosed un-overlooked westerly facing rear garden, mature hedging to one side, fencing to the other side, shed approximately 6' x 8' (to stay) with water-butt which is hidden behind fencing, an ornate brick wall, patio area, three storage cupboards to stay, rear access to the garage, storage to the side of the property with a further shed (to stay), outside tap, outside electric point and a further outside tap which is currently for a plumbed in washing machine which is inside one of the stores, pedestrian access through to the front of the property via a gate, further scope to the side to extend the bungalow if required.

Garage

15'10" x 8'2" (4.83 x 2.51)

A manual up and over door, light and power, back pedestrian door into the rear garden and a glazed window.

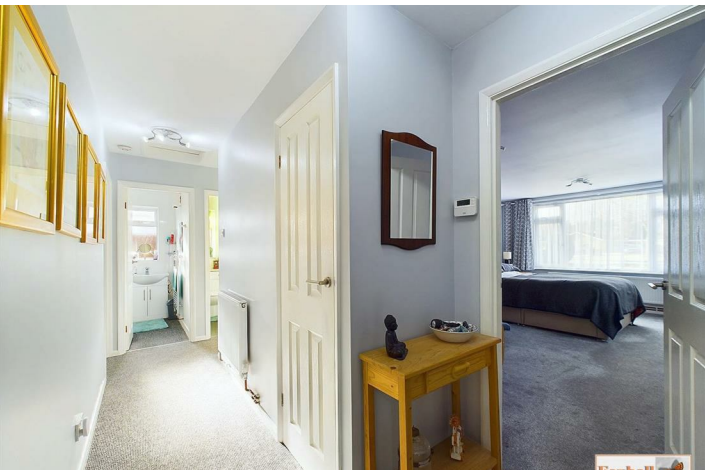
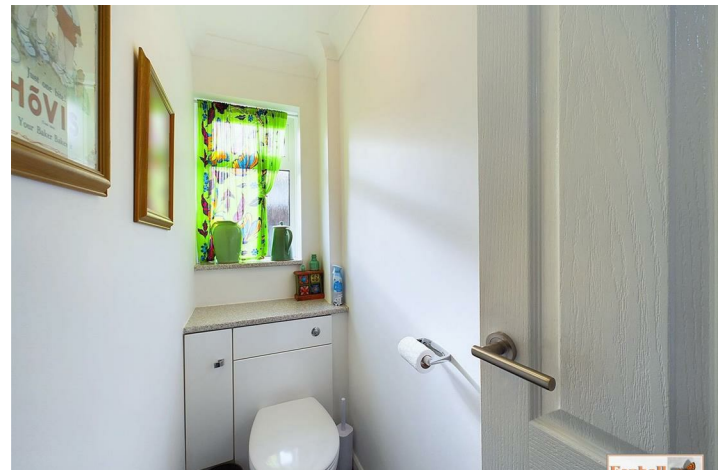
Bentley and Surrounding Areas

The sought after village of Bentley is approximately 6 miles away from Ipswich and has a popular primary school, public house, village hall, several churches and a community owned village shop. Just a few minutes away is the larger village of Capel St Mary providing a further range of local amenities including a large Co-op and a range of independent shops such as a bakery and hairdressers there is also a range of takeaways and a public house. There are a number of excellent walks around the villages and close by and the villages also lie within a short drive of Manningtree and Ipswich Railway Station with it's direct links to London Liverpool Street. Additional facilities include a large playing field and a doctors surgery which is part of the Constable Country Medical Practice.

Agents Note

Tenure - Freehold
Council Tax Band D







Road Map



Hybrid Map



Terrain Map



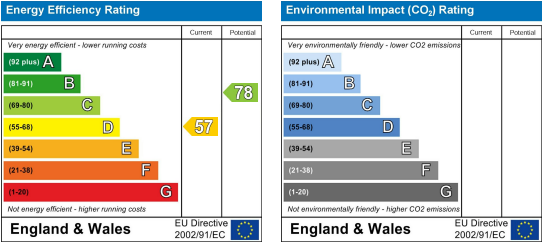
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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