



Bentley Road, Ipswich,
£324,995

- **Detached Family Home**
 - **Three Bedrooms**
 - **Off-Road Parking**
- **New Home Warranty Remaining**
 - **South Facing Garden**
 - **IP1 Neighbourhood**
 - **Built in 2018**
 - **High Specification**
 - **Nest Heating System**
 - **Ensuite to Master Bedroom**



A modern three bedroom detached family home with a south-facing garden and off-road parking, situated in a desirable neighbourhood of IP1.

The Property

Welcome to Bentley Road, Ipswich - a charming location where this modern detached house is for sale. Boasting three spacious bedrooms, this property offers ample space for a growing family or those who love to entertain guests.

Built in 2018, this modern home spans 1,216 sq ft, providing a comfortable and contemporary living space. The property's design reflects a perfect blend of style and functionality, making it a desirable choice for those seeking a new place to call home.

Located in a peaceful neighbourhood, this house offers a serene retreat from the hustle and bustle of everyday life. The detached nature of the property ensures privacy and tranquillity, allowing you to enjoy your own space without any disturbances.

The property currently has 4 years remaining on the new homes warranty and features Nest Dual Zone Heating (underfloor downstairs and radiators upstairs) and built-in appliances in the kitchen.



Location

The property is located within A family friendly development on the West of Ipswich and provides local shops off of Norwich road and a retail park close by also with excellent access to Ipswich Town Centre and trunk roads A14/A12. The county town of Ipswich is served by a wide range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Ground Floor

Entrance Hall

A light and airy entrance hall with tiled flooring and underfloor heating throughout and doors leading to:

Cloakroom

Low level WC with concealed cistern and corner wash hand basin with matching vanity unit. Tiled flooring and window to side aspect.

Open Plan Lounge/Diner

31'2" x 17'8" (9.5 x 5.4)

The spacious 31ft lounge/diner provides the perfect living accommodation in this property. With the underfloor heated flooring throughout and French doors leading out to the rear patio, this open plan living is ideal for a family. Featuring LED spotlights, ceramic tiles and window overlooking the front aspect.

Kitchen

A modern Shaker style grey kitchen with wooden roll top work surfaces and a feature island to match. With tiled splashback surround, a traditional style ceramic sink, electric hob with stainless steel cooker hood above, eye-level integrated single oven, integrated fridge freezer, dishwasher and washing machine.

First Floor

Master Bedroom

13'6" x 10'4" (4.12 x 3.15)

The Master is located to the rear of the property and benefits from an ensuite. Carpeted throughout with large window overlooking the garden.

Ensuite

6'8" x 4'3" (2.04 x 1.3)

A modern three piece bathroom suite comprising walk in shower with tiled surround and rainfall shower, combination vanity unit with low level WC, wash hand basin with tiled splashback, towel heater and tiled flooring.

Bedroom Two

10'6" x 10'4" (3.21 x 3.15)

Located to the front of the property, this double bedroom is carpeted throughout with large window overlooking the front aspect.

Bedroom Three

11'8" x 6'11" (3.57 x 2.12)

Currently utilised as a dressing room, the third bedroom is located to the rear overlooking the garden and is carpeted throughout.

Family Bathroom

6'11" x 5'6" (2.12 x 1.70)

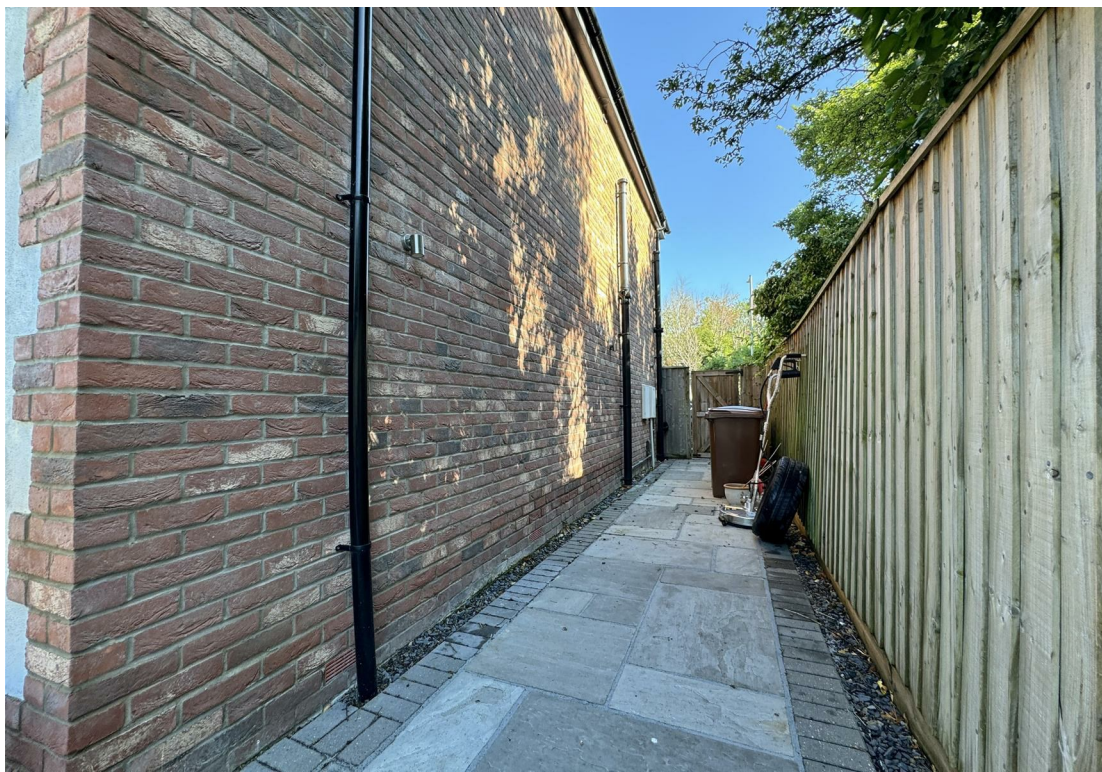
A matching three piece bathroom suite comprising an L shaped bath with shower, concealed low level WC and wash hand basin with vanity unit. Tiled walls and flooring and window to the front aspect.

Outside

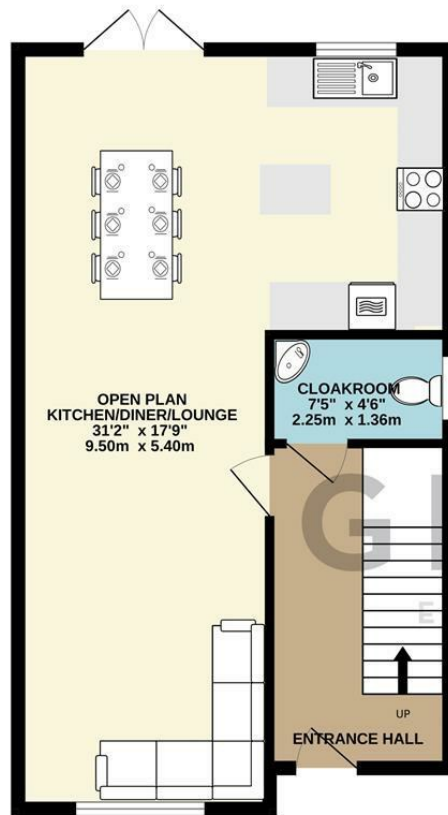
The south facing enclosed rear garden has been landscaped with a spacious patio abutting the property with a pathway leading to the free-standing garage and also the side passageway that takes you to the front drive. It is mainly laid to lawn and bordered with mature shrubs providing ample privacy from neighbouring properties.

The front drive is block paved with space for three cars and is sectioned off with metal rail fencing.

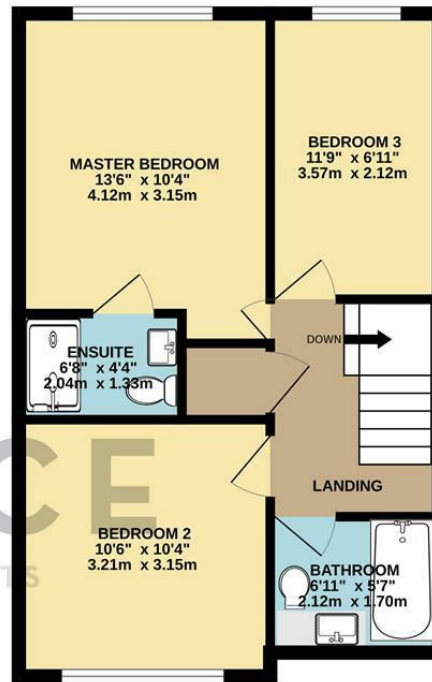




GROUND FLOOR



1ST FLOOR

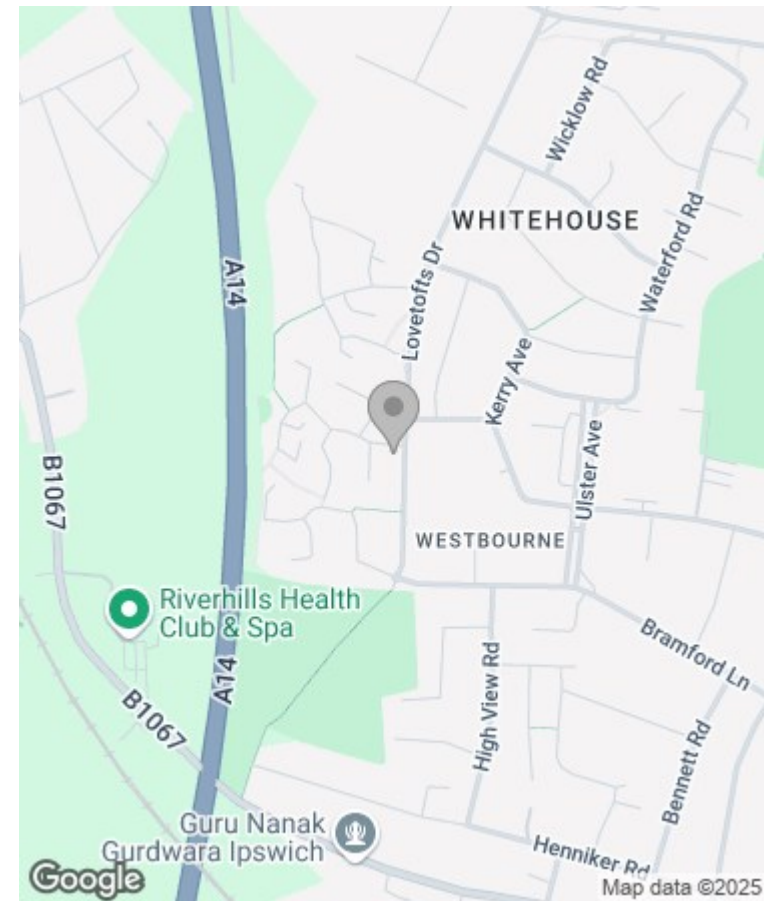


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	