



Connells

Silver Leys
Bentley Ipswich



Property Description

A Three Bedroom Mid-terrace House located in the charming village of Bentley, known for its picturesque countryside. Just 6 miles southwest of Ipswich, the property further benefits from a modern and spacious open plan living/dining room, private rear garden and garage.

The village is rich in history with many of its buildings reflecting traditional Suffolk architecture. It has a great sense of community with a primary school and the village hall hosting many events like quiz nights and craft fairs. The surrounding area is great for exploring the natural beauty of Suffolk.

This family home is situated between Ipswich and Colchester with direct rail links to London Liverpool Street from either Ipswich station at roughly 7 miles away or Manningtree at roughly 5 miles.

An internal viewing is highly recommended.

Entrance Hall

Accessed via double glazed entrance door and upvc double glazed window to front, laminate flooring which runs throughout downstairs, stairs rising to the first floor with storage cupboard under, smooth ceiling, spot lights and doors giving access to:

Lounge/Diner

30' 1" x 10' 6" max (9.17m x 3.20m max)
Upvc double glazed window to front, upvc double glazed sliding door to rear giving access to garden, two radiators, smooth ceiling and spot lights, arch giving access to:

Kitchen

18' 1" x 7' 11" max (5.51m x 2.41m max)
Upvc double glazed window to rear, door giving access to storage cupboard, radiator, space for fridge freezer, space for tumble dryer, space and plumbing for washing machine, built in dishwasher, tiled splash

back, gas hob. electric oven with extractor hood above, smooth ceiling with recessed spot lights, single drainage stainless steel sink, gloss matching wall and base units.

First Floor Accommodation

Landing

Smooth ceiling, access to loft hatch, airing cupboard housing boiler and doors giving access to:

Bedroom One

12' 8" x 11' 11" Max (3.86m x 3.63m Max)

Upvc double glazed window to front, smooth ceiling and radiator.

Bedroom Two

11' 11" max x 10' max (3.63m max x 3.05m max)

Upvc double glazed window to rear, smooth ceiling and radiator.

Bedroom Three

8' 3" x 6' 8" max (2.51m x 2.03m max)

Upvc double glazed window to front, smooth ceiling, radiator and built in cupboard.

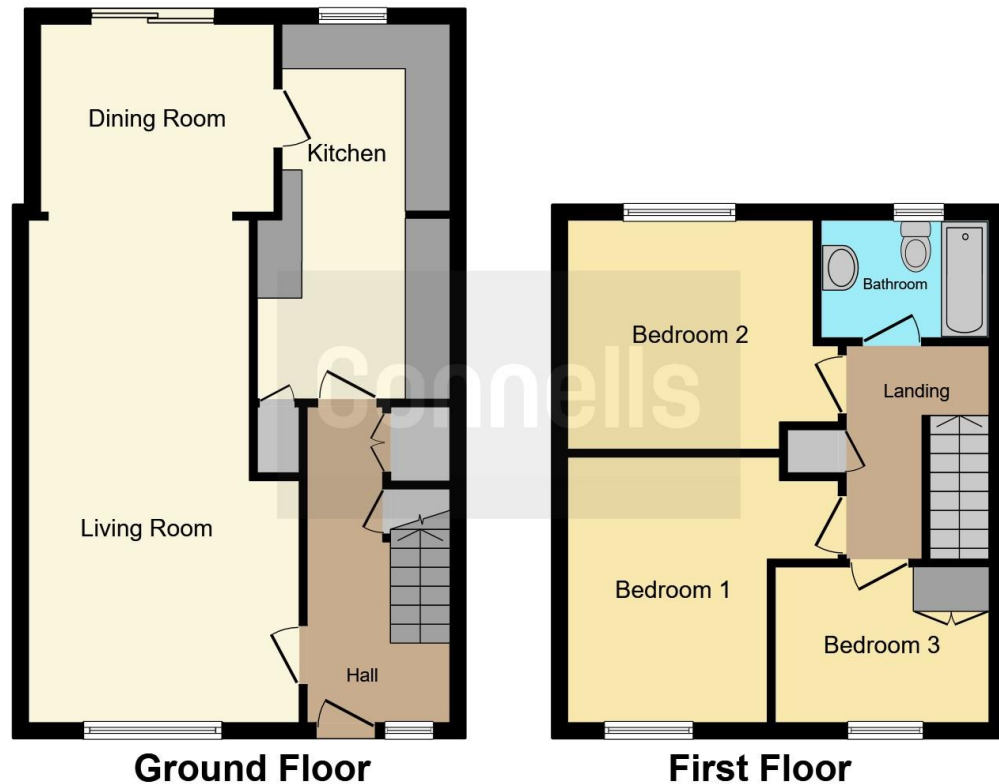
Family Bathroom

Upvc double glazed window to rear, panel bath with shower screen and shower over, pedestal wash basin, low level w/c and heated towel rail.

Outside

To the front of the property is a path leading to the front door with the remainder laid to lawn. The back garden can be accessed via a gate at the rear of the property also giving access to the garage en bloc with up and over door. The rear garden consists of a block paving patio and steppingstones with remainder laid to lawn and shed to remain.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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