



**The Link, Bentley, Ipswich, IP9 2DJ**

**welcome to**

## **The Link, Bentley, Ipswich**

This stunning, two bedroom, semi-detached bungalow benefits from a large lounge/diner, with doors to the garden, a modern kitchen and bathroom, a beautiful, Mediterranean style rear garden, ample off street parking, a garage and a workshop. COMPLETE ONWARD CHAIN!



## **Entrance Hall**

9' 5" x 4' 9" ( 2.87m x 1.45m )

Stunning entrance hall with tiled flooring, one radiator and a storage cupboard.

## **Lounge/Diner**

20' 9" x 10' 5" ( 6.32m x 3.17m )

Beautifully presented lounge/diner with two sets of double patio doors leading to the rear garden, allowing ample natural light, oak flooring throughout, one radiator, a fitted wood burner with stone base and surround, two sets of suspended lights and wall hung lights.

## **Kitchen**

10' 6" x 8' 9" ( 3.20m x 2.67m )

Double glazed window to the side, a glazed door leading to the garden, eye and base level units in wood with stone effect worktop surfaces, tiled flooring, a stainless steel sink plus drainer, chrome mixer tap and instant hot water tap, tiled splashback, an integrated Neff double oven with induction hob and extractor hood, an integrated fridge/freezer and dishwasher, fitted down lighters, under counter lighting, base unit lighting and access to loft space with fitted pull down ladder. This loft space could be converted (STPP) and also houses the boiler.

## **Master Bedroom**

10' 9" x 10' 1" max ( 3.28m x 3.07m max )

Double glazed to the front, oak effect flooring, a vertical wall hung radiator, a full wall of built in sliding fitted wardrobes, spot lights and a ceiling fan.

## **Bedroom Two**

11' 5" x 10' 5" max ( 3.48m x 3.17m max )

Double glazed window to the side, oak effect flooring and one radiator.

## **Bathroom**

7' 3" max x 5' 6" ( 2.21m max x 1.68m )

Enclosed WC with matching vanity unit, standalone sink and standalone chrome mixer tap, a P bath with overhead, wireless shower and glass screen, spot lights, extractor fan, chrome heated towel rail and fully tiled walls and flooring.

## **Outside: Front Garden**

A walled border, a block paved driveway providing off street parking for multiple vehicles, full borders with hidden electric sockets, beautiful flower beds to the side, a security light and access to the garage.

## **Garage**

20' 5" x 8' 7" ( 6.22m x 2.62m )

Electric, remote control and keypad operated garage doors, storage cupboards, a water softener unit, barn style doors providing vehicular access to the rear of the property, light, power and an EV charger (to stay).

## **Rear Garden**

Stunning, Mediterranean style rear garden, which is mainly decked, with a paved, side access leading to the garage and workshop, a pond with stepping stones and water feature, remote control up lighters around the whole garden, hidden electric sockets, a firewood storage cupboard, raised planters with a rendered finish, hedging, a shed to the rear, fully enclosed borders, a cat enclosure with an underground tunnel leading to the lounge/diner, perfect for cat lovers! This garden is also un-overlooked and benefits from the afternoon sun.

## **Workshop/Office/Gym**

17' 5" x 9' 3" ( 5.31m x 2.82m )

With insulation, power, ample lighting, sockets, carpet flooring, a window to the side, fitted base units to the rear and doors to entry. This would make the perfect home office or snug.

## **Security**

This property has a hardwired video doorbell and alarm system.



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## The Link, Bentley, Ipswich

- Complete onward chain
- Large lounge/diner
- Modern kitchen & bathroom
- Beautiful, Mediterranean style rear garden
- Ample off street parking & garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£335,000**



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Property Ref:  
IPS120658 - 0006

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