



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.



view this property online williamhbrown.co.uk/Property/IPS120658



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120658



Property Ref:
IPS120658 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk