



Grier & Partners



34 SILVER LEYS, BENTLEY, IPSWICH, IP9 2BS
ASKING PRICE OF £530,000





DIRECTIONS

From the A12/Capel St Mary junction (south-bound) take the slip road and turn left into Station Road towards Bentley. Proceed through the village for approximately 1.2 miles, passing The Case Is Altered PH on left and Silver Leys will be found on right hand side. No 34 is located on the left hand side overlooking the greensward.

INTRODUCTION

An impressive and extended detached four-bedroom bungalow located on a corner plot in the quiet village of Bentley. The property extends to approx 1722 sq.ft and benefits from two reception rooms, conservatory, fitted kitchen, utility room, first floor study/office, family bathroom, four bedrooms, shower room and enclosed rear garden with garage and parking.

INFORMATION

A 1960's built bungalow of brick elevations under a tiled roof is situated on a corner plot which overlooks the greensward opposite. Mains services are connected to the property and heating is via a combination gas fired boiler to all radiators. Other benefits include part triple glazing and cavity wall insulation .



BENTLEY

is conveniently located for all major rail and road networks and provides a primary village school and public house. The village is within the catchment for East Bergholt High School. There are several independent schools in both nearby towns and throughout the area. Comprehensive facilities including everyday shopping and doctors in the nearby village of Capel St Mary, approx 1 mile. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Mainline railway station in Manningtree, about an hour to London Liverpool Street.

SERVICES

We understand that all mains services are connected to the property.

Council Tax Band - D

EPC rating - C

Local Authority : Mid Suffolk and Babergh District Council
- 0300 123 4000

AGENTS NOTE

As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

ENTRANCE LOBBY

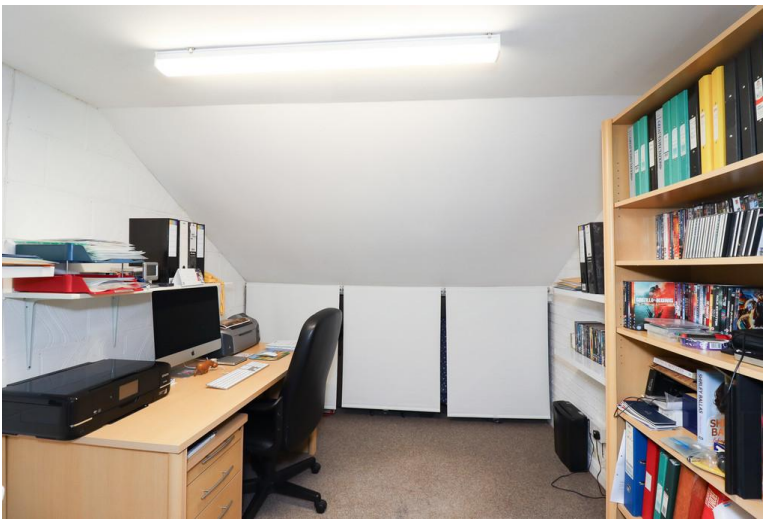
7' 4" x 5' 6" (2.24m x 1.68m) UPVC front door with glazed side panels open into a generous lobby with radiator and tiled floor. A glazed door leads into :

HALLWAY

19' 0" x 6' 0" (5.79m x 1.83m) An impressive entrance area with Karndene flooring, radiator and cloaks cupboard with hanging rail.

LIVING ROOM

15' 11" x 12' 2" (4.85m x 3.71m) Window to front elevation, fire surround with contemporary style electric fire, radiator, Karndene flooring. Doors to dining room and hallway.



DINING ROOM

18' 3" x 8' 10" (5.56m x 2.69m) Windows to the front and side elevations, engineered oak floor, stairs to first floor attic/office, generous understairs cupboard, door to kitchen and living room.

FITTED KITCHEN

12' 5" x 11' 9" (3.78m x 3.58m) A contemporary style fitted kitchen benefiting from a good range of wall and base units, island unit comprising storage and drawers with hob and extractor fan over, double oven, integrated dishwasher, integrated fridge/freezer, part tiled walls, water softener, recessed lighting and tiled floor leading through to the Conservatory.

CONSERVATORY

10' 6" x 9' 9" (3.2m x 2.97m) Glazed to three sides with double doors opening to rear garden, tiled floors, wall lights and ample power points.

FAMILY BATHROOM

8' 6" x 5' 8" (2.59m x 1.73m) Opaque window to rear elevation, panelled bath with shower over, low level wc, vanity unit with inset sink, radiator, part tiled and part panelled walls.

INNER HALL

with shelved linen cupboard, Karndene flooring and doors to all bedrooms and shower room.

BEDROOM ONE

10' 11" x 10' 3" (3.33m x 3.12m) Window to rear, built-in wardrobes with mirror fronted sliding doors, radiator.

BEDROOM TWO

11' 11" x 9' 11" (3.63m x 3.02m) Window to rear, radiator.

BEDROOM THREE

10' 11" x 8' 2" (3.33m x 2.49m) window to front, radiator.

BEDROOM FOUR

12' 5" x 9' 9" (3.78m x 2.97m) window to front, radiator.





SHOWER ROOM

7' 9" x 5' 1" (2.36m x 1.55m) Opaque window to side, double shower cubicle with glazed side panel, low level wc, pedestal wash hand basin, ladder towel rail, extractor fan, tiled floor.

FIRST FLOOR OFFICE/STUDY

12' 2" x 9' 0" (3.71m x 2.74m) A useful room currently utilised as an office with eaves storage.

OUTSIDE

FRONT GARDEN - The property overlooks a greensward to the front. The front garden is mainly lawned and is set behind a low hedge with picket fence and parking to the side. A pathway leads to the front door and gates to both sides of the property provide access to the rear garden.

REAR GARDEN - which is mainly laid to lawn with fenced boundaries. Decking from the side gate leads to the Conservatory and stepping stones across the grass lead to the single garage with electric front door, a personal side door, window to the rear with power and light connected. A covered area outside the garage provides space for seating with a gate giving access to the second parking area and front of the garage.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		