



Grier & Partners
— LAND AND ESTATE AGENTS —

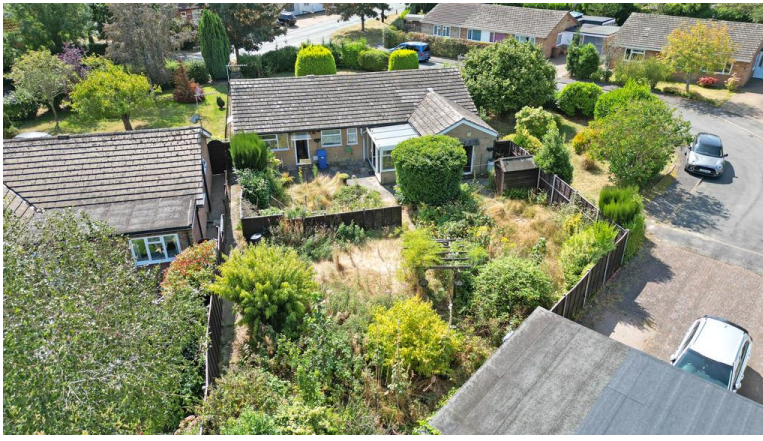
SOUTHLAND, 7 EAST MILL GREEN, BENTLEY, IPSWICH,
SUFFOLK, IP9 2BW
ASKING PRICE OF £495,000





INTRODUCTION

situated within the charming and popular Suffolk village of Bentley this substantial property offers highly flexible accommodation to be configured as either a five bedroom detached bungalow or three bedroom bungalow with one bedroom self contained annex. The property also benefits from a corner plot with circa 0.25 acres (sts) surrounding the property. With no onward chain we highly recommend a viewing.



DIRECTIONS

from the A12 heading South take the Capel St Mary junction and turn left after the roundabout onto Capel Road and continue on into the village of Bentley, passing the village community shop and Case is Altered pub on the left hand side the property can be found on the right hand side as your turn left into East Mill Green. Parking ahead of the single garage on the driveway.

INFORMATION

of conventional brick and block construction under a concrete tile roof with brick elevations. Windows and doors are UPVC replacement units throughout the property. Electrics are supplied via a modern RCD consumer unit, integrated into the electrical system is a substantial solar photovoltaic array. Heating is provided via a gas fired warm air boiler with ducting throughout the original property. Heating in the annex part of the property is provided via electric night storage heating with hot water provided to the property via a tank heated by an additional wall hung gas boiler in the annex kitchen. The property is also located on a corner plot with circa 0.25 acres (sts) surrounding the property.



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

mains water, electric, gas and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Council tax band - E - Energy Performance Rating - -





THE ACCOMMODATION

over a single storey with the flexibility to be configured as either a substantial five bedroom bungalow or three bedroom bungalow with one bedroom annex.

ENTRANCE

from the Eastern side of the property via a path from Station Road, via a secure UPVC door into the:

ENTRANCE HALL

30'06 x 2'11 with storage cupboards to the sides containing the warm air boiler, hot water tank and airing cupboard, store cupboard with solar panel control unit, loft access and doors to:

SITTING ROOM

14'11 x 13'05 dual aspect windows to the front (South) and side (East), a spacious sitting room with wall mounted gas fire.

KITCHEN

11'07 x 7'05 window and part glazed door to the rear garden (North), modern kitchen with oak veneer Shaker style wall and base units to three sides providing extensive storage and space the washing machine and fridge freezer, eye level integrated oven and grill. Hardwood work surfaces to three sides with inset stainless sink and drainer, inset four ring hob and tiled splash backs. Two storage/larder cupboards to the side.

BATHROOM

6'80 x 5'07 separated into two areas both with opaque windows to the rear garden (North), tiled floor with a oversize walk in power boost shower to the side, pedestal wash basin and w/c.

BEDROOM ONE

13'06 x 9'10 window to the front (South), a well-proportioned principal bedroom with extensive space for double bed and wardrobes.

BEDROOM TWO

10'04 x 7'11 window to the front (South) overlooking the garden.

BEDROOM THREE/DINING ROOM

9'10 x 9'01 able to be configured as either a third bedroom or dining room with sliding doors into the:



CONSERVATORY

11'05 x 8'03 glazed to two sides with sliding glazed doors to the rear terrace, wall mounted panel heater.

REAR HALL

15'05 x 2'11 door from the entrance hall through into this space, electric storage heater.

BEDROOM FOUR/ANNEX SITTING ROOM

13'03 x 11'11 dual aspect windows to the front (South) and side (West) gas fired feature fireplace, wall mounted panel heater.



BEDROOM FIVE/ANNEX BEDROOM

12'03 x 8'07 window to the side (West) overlooking the garden, electric night storage heater.

FAMILY/ANNEX BATHROOM

8'09 x 5'04 opaque window to the rear, tiled floor and tiles over the panel bath to the side, high level w/c, pedestal wash basin, electric heated towel rail.

UTILITY ROOM/ANNEX KITCHEN

11'09 x 5'10 window to the side (West) and part glazed door to the rear garden. Wall and base units to two sides providing storage space, gas boiler, space for fridge freezer, space and plug for electric cooker/hob combination.



OUTSIDE

the property is located on a substantial corner plot with boundaries to the front on Station Road and to the side on East Mill Green. The garden to the front is laid to lawn with a number of mature hedging and shrub plants marking the boundaries. To the side the garden is also laid to lawn interspersed with mature shrubs and trees. The rear garden is fenced to the side and rear and secure to both sides of the property via gates, formally very well tended with a range of shrubs and plants alongside vegetable/ fruit areas and a sizeable greenhouse. Terracing to the rear of the property and extensive scope for future enhancement.

GARAGE

18'01 x 8'07 window to the rear, personal door from the garden, electric up and over door from the driveway. Power and light connected with built in work benches to the rear.







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EPC Graph Pending....