



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

5 SOUTH VIEW GREEN, BENTLEY, IPSWICH  
SUFFOLK, IP9 2DR  
OFFERS IN EXCESS OF £400,000







#### INTRODUCTION

A spacious and well-appointed three-bedroom bungalow in the village of Bentley, situated on a quiet cul-de-sac with extensive parking and a private rear garden. Internally, an open plan living space and generously sized bedrooms compliment the modern kitchen and high-quality family bathroom. We highly recommend a viewing.

#### INFORMATION

built of cavity construction under a tiled roof, windows and doors are UPVC throughout. Heating is via a gas fired warm air boiler with vents throughout the property. Mains water, drainage, electric and broadband are connected to the property. Local Babergh District Council contact number 0300 123 400. Council tax band D. Energy Performance Rating D.





## 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.



## DIRECTIONS

from the A12 heading South take the Capel St Mary junction and turn left onto Capel Road, continue into the village of Bentley passing the Case is Altered pub and village community shop on the left, playing fields and then village hall on the right, shortly afterwards turn left into South View Green where the property can be found with ample driveway parking.

## SERVICES

Mains water, electric and drainage are connected to the property. heating is provided via a gas fired hot air system to air vents throughout the property, Local Babergh District Council contact 0300 123 4000 - Council Tax Band - D. Energy Performance Rating - D. Ultrafast broadband available via Openreach and Trooli ([www.ofcom.org.uk](http://www.ofcom.org.uk)). 5G mobile phone coverage is predicted to be available via EE, O2 and Vodafone ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)





## ACCOMMODATION

over a single storey:

## ENTRANCE

from the front driveway via a glazed porch and secure UPVC door into the hallway with doors to:

## BEDROOM ONE

11' 08" x 10' 06" (3.56m x 3.2m) window to the front and store cupboard to the rear.

## BEDROOM TWO

13' 01" x 8' 09" (3.99m x 2.67m) window to the side and wardrobe to the front.

## BEDROOM THREE

10' 05" x 9' 11" (3.18m x 3.02m) window to the rear.

## CLOAKROOM

opaque window to the side, w/c with concealed cistern and wash basin inset to work surface.

## FAMILY BATHROOM

6' 08" x 6' 05" (2.03m x 1.96m) opaque window to the rear, L Shape bath to the side with pumped shower and screen over. Tiled floor and walls to ceiling height, wash basin inset to vanity unit, w/c, heated towel rail and extractor fan.

## KITCHEN

11' 11" x 11' 02" (3.63m x 3.4m) window to rear, wood effect work surface to three sided with inset sink drainer and inset four ring hob, ample storage via wall and base units. Space and plumbing for washing machine and dishwasher. Integrated electric oven. Airing and boiler cupboards to the front. Wood effect flooring.

## DINING AREA

11' 06" x 9' 05" (3.51m x 2.87m) window to the side, open plan to the:

## SITTING ROOM

20' 04" x 9' 11" (6.2m x 3.02m) windows to the front, wooden flooring and wall mounted air conditioning unit, glazed door returns to the hallway.





### **CONSERVATORY**

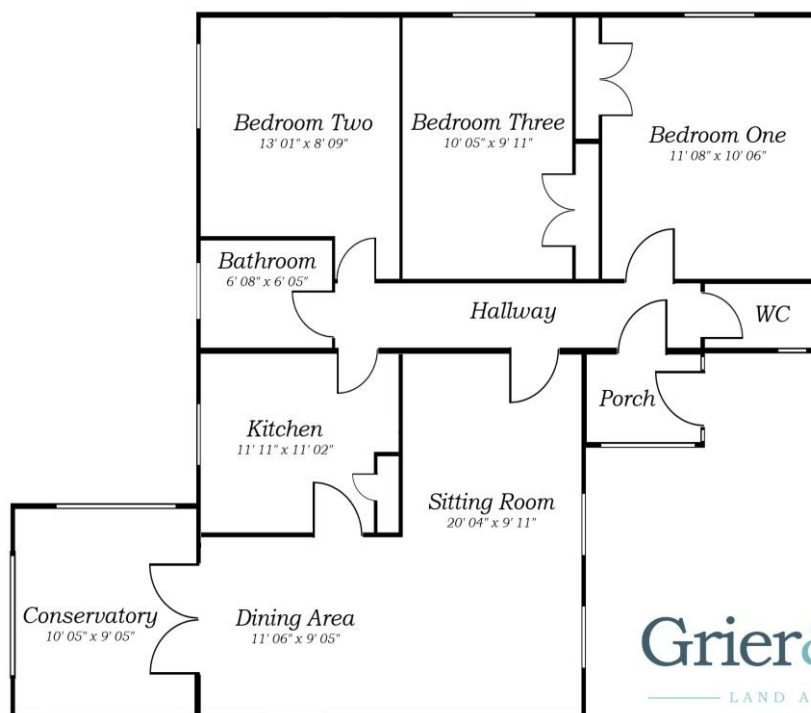
10' 05" x 9' 05" (3.18m x 2.87m) glazed to three sides with sliding doors to the garden and opaque glazed roof.

### **OUTSIDE**

to the front, the property is approached over a block pave driveway providing extensive parking. Area of lawn to the side and a single garage with up and over door with light and power.

To the rear, the garden is mainly laid to lawn with well-defined fenced boundaries and an array of shrubs and trees. Coming out of the conservatory, an area of patio can be found taken in a westerly aspect enjoying the evening sun.





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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	59 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		