



Grier & Partners
— LAND AND ESTATE AGENTS —

WIMER LODGE, HAZEL SHRUB, BENTLEY, IPSWICH,
SUFFOLK, IP9 2DG
ASKING PRICE OF £799,995





INTRODUCTION

In the final stages of completion this substantial New Build bungalow offers an abundance of space within a flexible and modern layout. The open plan Kitchen/ Dining/ Sitting Room enjoys views out over the garden through sliding doors with a glimpse of the open fields beyond. Located on the edge of the village of Bentley with just a short walk down a footpath to village facilities, we highly recommend a viewing to appreciate in person the quality and style of this Lynmore Homes property.



INTRODUCTION

Situated on the outskirts of the rural Suffolk village of Bentley, a short distance from Capel St Mary, Manningtree – and the truly idyllic Constable Country – Woodview is a beautifully considered collection of just three quality new bungalows offering stylish, versatile layouts that complement today's modern lifestyles and their surroundings.

Tucked away in their own private turning on a lane between Capel St Mary and Brantham, enclosed by trees and set against a quintessential backdrop of green open-fields, these stunning new bungalows have been planned with the care and attention to detail that Lynmore Homes are known for. Each of these high-specification new homes displays an elegant combination of thoughtfully chosen materials, generous proportions and professional craftsmanship both inside and out – with every fitting, fixture carefully selected and finished to an extremely high standard. With sleek surfaces, an array of branded appliances and plenty of storage – they work beautifully for a range of family scenarios.

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 and drainage are connected to the property. Heating is via an air source heat pump to underfloor heating throughout the property. Solar panels producing electricity directly from sunlight. Local Babergh District Council contact 0300 123 4000. FTTP high speed broadband with internal CAT 6 cabling. 5G mobile signal available via EE, Vodafone & O2 (www.ofcom.co.uk). check the flood risk in this area via www.gov.uk/check-long-term-flood-risk.



ACCOMMODATION

over a single storey:

ENTRANCE HALL

16' 00" x 7' 03" (4.88m x 2.21m) entrance via a composite front door, door into the WC, double door storage cupboard

KITCHEN/ DINING / SITTING ROOM

27' 08" x 19' 08" (8.43m x 5.99m) Sliding double glazed doors stretching whole length of the room into the garden, Quartz worktops and upstands, Integrated fridge-freezer, dishwasher, Double oven and Electric hob with Glass splashback, door into the:

UTILITY ROOM

10' 05" x 7' 05" (3.18m x 2.26m) door into the rear garden, storage cupboard, space for washing machine and tumble dryer, stainless steel sink unit, quartz worktop

BEDROOM ONE

20' 02" x 12' 08" (6.15m x 3.86m) bay window overlooking the side garden, window to the front, door into the:

DRESSING ROOM

8' 02" x 6' 03" (2.49m x 1.91m) window to the front, door into the:

EN-SUITE

8' 03" x 6' 01" (2.51m x 1.85m) window to the side, shower cubicle, hand wash basin, WC, half-tiled with silver trim

BEDROOM TWO

15' 04" x 11' 00" (4.67m x 3.35m) window to the rear overlooking the garden

BEDROOM THREE

11' 00" x 11' 09" (3.35m x 3.58m) window to the front overlooking the driveway



BATHROOM

11' 02" x 6' 10" (3.4m x 2.08m) window to the rear, quality bathroom furniture, quality white sanitary ware with fitted units and chrome fittings, half-tiled with silver trim, Bath with wall mounted shower and screen, WC, wash basin

STUDY/ BEDROOM FOUR

12' 02" x 8' 02" (3.71m x 2.49m) window to the front overlooking the drive



OUTSIDE

To the rear, mainly laid to lawn with a sandstone path from the driveway to the rear patio, flowerbeds can be found along the fencing and an outside tap is provided at the side of the property. To the front, parking is accessed via a block paved driveway with parking for a number of cars, a small area of lawn next to the property and at the front of the driveway separated via a newly planted hedge. An electric vehicle charging point can also be found mounted to the wall of the property. The property also benefits from a double garage with light and power connected accessed via an electric roller door or the side door from the garden.







