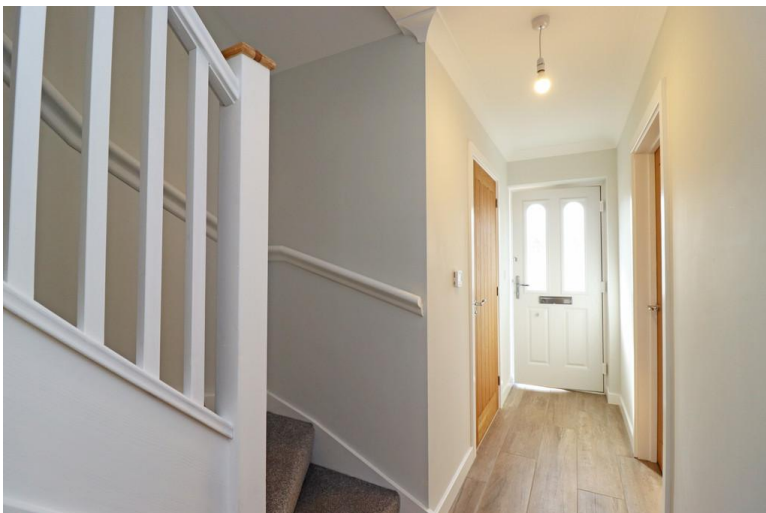




**Grier & Partners**  
— LAND AND ESTATE AGENTS —

PLOT 1 PRIOR GARDENS, GROVE ROAD, BENTLEY,  
IPSWICH, SUFFOLK, IP9 2DD  
ASKING PRICE OF £345,000





## INTRODUCTION

Entering the final stages of completion, this three bedroom semi-detached new built property offers well planned living space on the ground floor and three bedrooms on the first floor with an en-suite to bedroom one. The property also benefits from being within walking distance of a Community Pub and Village Shop, within the catchment area for East Bergholt High School and having a number of delightful walks from the village into the surrounding countryside. We highly recommend a viewing.



## PRIOR GARDENS

A delightful development comprising just Two 2 Bedroom Semi Detached and a Six 3 bedroom Semi Detached houses set in a private driveway in the sought after village of Bentley within reach of Constable Country. The properties have been built to a high standard with the use of quality materials and attention to detail to create a lovely new build village home.

## BENTLEY

is a popular sought after village with easy access to Colchester and Ipswich via the A12 and A14. Manningtree station is 10 minutes drive away offering a fast regular rail service to London Liverpool Street. The village has its own small primary school and comes within the catchment for East Bergholt High School. The village offers a Community Pub and Village Shop, village hall, Parish Church and access to walks for Alton Water.

Ipswich is the County town of Suffolk with its shopping malls, revitalized docks and Marina, vibrant commercial economy and good state and private schools, including Ipswich High School at Woolverstone and The Royal Hospital School at Holbrook.



Manningtree to the south also offers a wide selection of shops, pubs and schools. The mainline railway station in Manningtree provides a regular service to London taking around an hour. There are also countless leisure opportunities and beautiful coastal towns within driving distance. The A12 is readily accessible (2.5miles) linking south to the M25 and London and north to the A14 and the Midlands.

## SERVICES

mains electric, drainage, water and gas are connected to the property. Heating is via a gas fired combi boiler to underfloor heating on the ground floor and radiators on the first floor. Local Babergh District Council contact 0300 123 4000. Superfast broadband available via Openreach ([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)





## THE ACCOMMODATION

### ENTRANCE

via part glazed front door into the light hallway, door into the kitchen, sitting room and the:

### CLOAKROOM

window to the front, WC, wash basin

### KITCHEN

12' 01" x 9' 02" (3.68m x 2.79m) window to the front, ample wall and floor units, electric oven, induction hobs with extractor above, stainless steel sink unit, built in dish washer, space for washing machine and fridge/ freezer, space for breakfast table with four chairs

### LIVING ROOM

16' 02" x 15' 05" (4.93m x 4.7m) window and double doors to the rear, storage cupboard, a large and versatile room

### MASTER BEDROOM

12' 10" x 9' 03" (3.91m x 2.82m) window to the rear, radiator, door into the:

### EN-SUITE

heated towel rail, WC, wash basin, shower cubicle

### BEDROOM TWO

11' 03" x 9' 08" (3.43m x 2.95m) window to the front, radiator

### BEDROOM THREE

9' 03" x 6' 05" (2.82m x 1.96m) window to the rear, radiator

### FAMILY BATHROOM

Window to the front, heated towel rail, bath with overhead shower, WC, wash basin

### OUTSIDE

To the rear, a patio area can be found accessed from the side gate to the right hand side of the property and out from the double doors in the sitting room. The garden is mainly laid to lawn and benefits from having fenced boundaries and a bespoke side gate. To the front, there is parking areas for 2 vehicles with a path leading to the front door. small flower beds can be found at the front of the property with a selection of plants.



## **SPECIFICATION**

### **LUXURY KITCHENS**

Stylish Cranbrook fitted kitchens with laminate worktops. CDA integrated cooker with extractor hood over. Space for washing machine and fridge / freezer.

### **BATHROOMS & EN-SUITES**

Well appointed Rocca bathrooms, en-suites and cloakrooms, ceramic floor and wall tiling.

### **DECORATIONS & FINISHES**

Tiled floors to Entrance Hall, Kitchen, WC and Bathrooms. Contemporary 5 panelled internal doors. Double doors from Lounge to rear patio

### **WINDOWS & DOORS**

UPVC flush casement windows and composite Front Doors

### **ELECTRICS**

A generous amount of power sockets are installed throughout the homes along with EV Car Charging Points

### **HEATING**

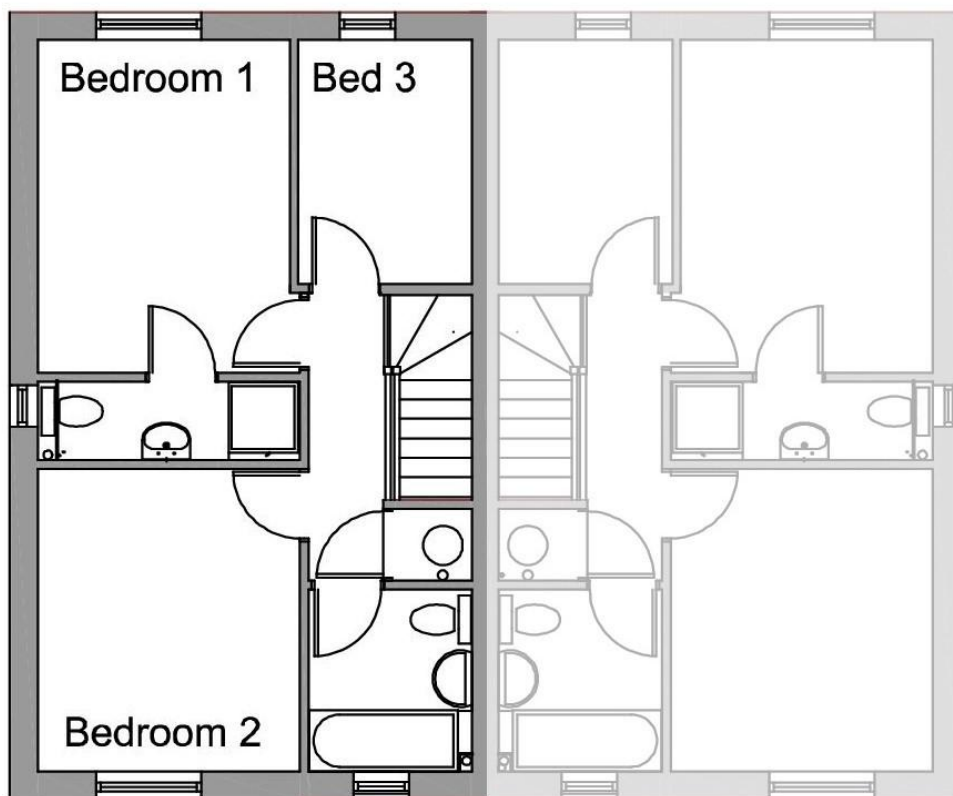
Gas Fired Heating, underfloor to Ground Floor, radiators to 1st Floor.

### **WARRANTY**

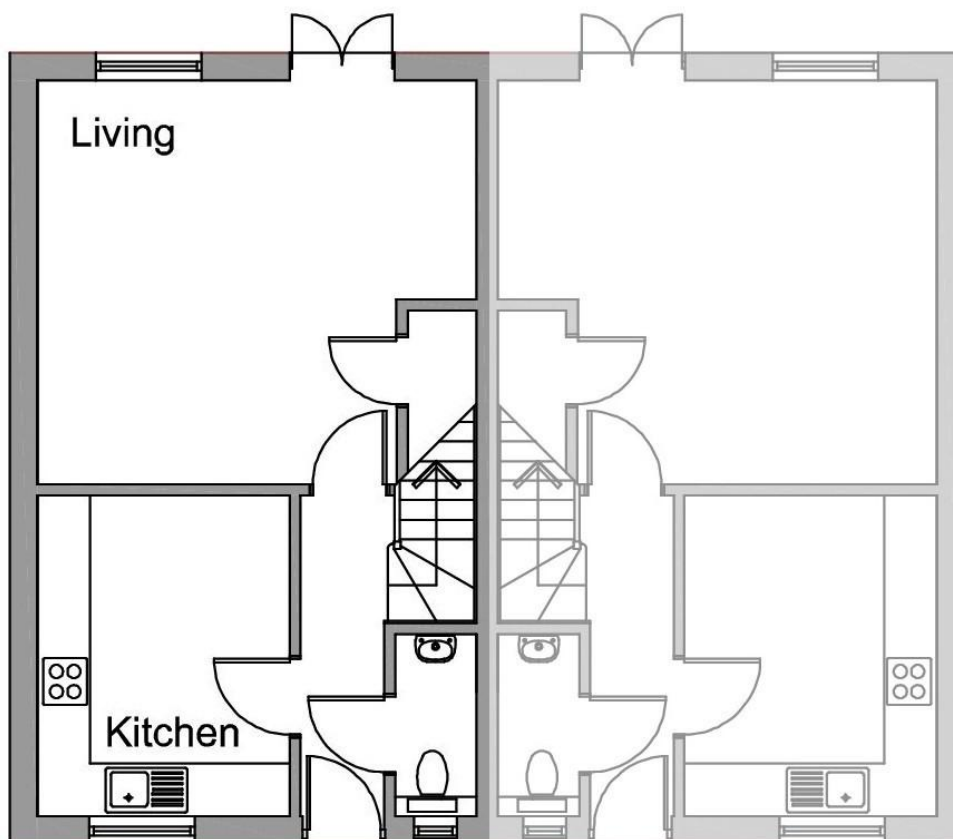
NHBC 10 Year Warranty

## **PLEASE NOTE**

Although this specification is as intended, Deben Homes Ltd reserve the right to vary or amend the specification at any time without notice in order to allow for continuous improvement or in the event any specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found. The specification is also subject to variation between properties. Please refer to Deben Homes Ltd, or their appointed agents, for more information.



First floor



Ground floor