



Grier & Partners
— LAND AND ESTATE AGENTS —

THE DREY, HAZEL SHRUB, BENTLEY, IPSWICH,
SUFFOLK, IP9 2DG
ASKING PRICE OF £799,995





INTRODUCTION

This exclusive new-build site of just three luxury bungalows is now available, offering an abundance of space within a flexible and modern layout. The property benefits from a large modern kitchen with high end fitted appliances and a separate sitting room with sliding doors into the rear garden catching a glimpse of the 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.



INFORMATION

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.

SERVICES

Mains water, electric and drainage are connected to the property. Heating is via a gas fired boiler to underfloor heating throughout the property. Gas tank can be found in the front garden with the refill tank at the entrance to the site. An array of 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.

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.



ACCOMMODATION

over a single storey

ENTRANCE

6'11 x 12'10 via a part glazed door into a spacious light area, door into the:

KITCHEN

19'02 x 15'05 windows to the front and side, double glazed side door, a modern spacious room with ample storage cupboards, integrated electric oven and microwave oven, induction hobs with extractor above, inset stainless steel sink, dish washer, wine cooler and fridge/ freezer, double doors into the:

SITTING ROOM

19'02 x 17'00 windows to the side and full height windows to the rear with sliding French doors out to the garden letting in an abundance of light, a large, flexible room.

UTILITY ROOM

8'05 x 5'11 window to the front, storage units, space for washing machine and tumble dryers, wall mounted gas boiler, airing cupboard with hot water tank, fuse board.

WC

6'06 x 3'07 WC, sink unit.

BEDROOM ONE

19'02 x 11'03 windows to the front, ample sockets, carpet fitted, door into the:

EN-SUITE

8'04 x 5'11 window to the front, WC, sink, large walk in shower, heated towel rail.

BEDROOM TWO

10'05 x 12'05 window to the rear, carpet fitted, ample sockets.

BEDROOM THREE

13'05 x 9'08 windows to the rear, sockets, engineered oak flooring.

BEDROOM FOUR/ OFFICE

8'06 x 8'02 window to the rear, engineered oak flooring.



BATHROOM

10'06 x 8'00 window to the side, tiled walls to waist height, bath, WC, sink, large walk in shower, heated towel rail.

REAR PORCH

5'04 x 4'08 coat cupboard to one side, double glazed door into the:

REAR GARDEN

taking in a north eastern aspect, mainly laid to lawn with a large patio in the centre of the garden. Bark flowerbeds follow the boundary to all sides with a 4 foot picket fence to the rear. External water tap, power and lighting. To the right hand side accessed from the garden via the personal door:

GARAGE

22'00 x 12'00 electric roller door to the front, light and power connected.

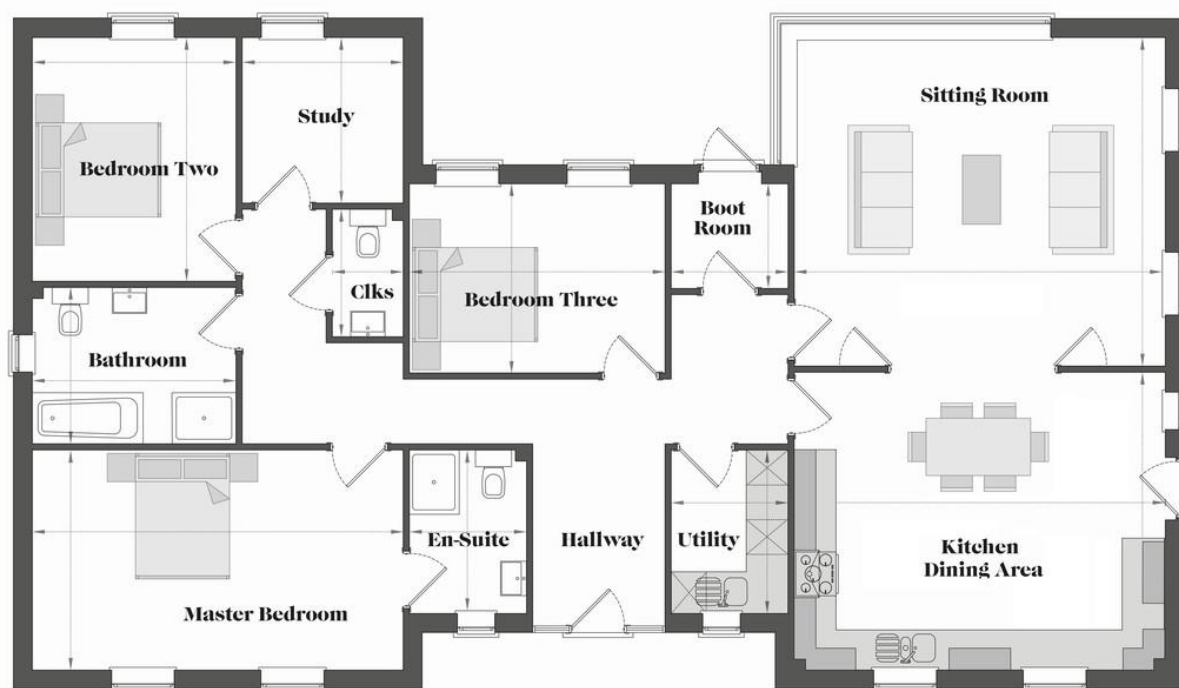
TO THE FRONT

block paved driveway for a large number of cars, electric car charging point, ample areas of lawn with bark flowerbeds next to the property with an array of shrubs and flowers, newly planted hedge at the front helping separate the property from the shared driveway, calor gas tank to the left hand side.









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