



Grier & Partners
— LAND AND ESTATE AGENTS —

LANERCOST, GROVE ROAD, BENTLEY,
IPSWICH, SUFFOLK, IP9 2DD
ASKING PRICE OF £570,000





INTRODUCTION

this flexible, energy efficient (!EPC B!), substantial family home located in a quiet position within the charming Suffolk village of Bentley offers four bedrooms, open plan living space, kitchen breakfast room and a garden with huge scope for enhancing to a new owner's needs. With walks into the pretty countryside surrounding Bentley on the doorstep, we highly recommend booking in a viewing with us today.

ACCOMMODATION

spacious and flexible accommodation over two floors, on the GROUND FLOOR:

ENTRANCE

via a secure hardwood door with opaque glazed panels into the HALLWAY with storage/coats cupboard to the side, open plan to the inner hall with stairs to the first floor.

SHOWER ROOM

5'11 x 4'11 high level window to the front (West), corner shower with tiled walls and curtains to two sides, w/c wash basin and heated towel rail. Extractor fan.



BEDROOM FOUR/STUDY

10'04 x 10'04 dual aspect windows to the front and side (North), currently configured as an office but with space to utilise as a ground floor fourth bedroom.

KITCHEN/BREAKFAST ROOM

15'02 x 12'00 window to the rear overlooking the garden, walk in larder/utility area at the side with a window to the front. The main area of kitchen extends in an 'L' shape with a range of wall and base units to two sides offering ample storage space and provision for the built in dishwasher. Space and gas supply for the five-ring gas oven and space for the freestanding fridge freezer. Oak effect worktops to all sides with inset sink and drainer, further work surface creates a useful breakfast bar. Door through into the integral garage and:

DINING ROOM

10'09 x 10'02 window to the rear, space for large dining table and open plan through into the:

SITTING ROOM

21'08 x 13'08 with windows to the front and side, this spacious sitting room opens out via a pair of glazed doors into the rear garden.



ON THE FIRST FLOOR

principal bedrooms:

BEDROOM ONE

13'10 x 10'05 window to the side, built in wardrobe and over stairs storage cupboard.

BEDROOM TWO

10'07 x 11'08 (max into dormer) window to the rear overlooking the garden, ample space for double bed and storage cupboards to the rear.

BEDROOM THREE

13'07 x 8'10 window to the front, space for double bed and freestanding wardrobes.

FAMILY BATHROOM

10'09 x 10'01 (max dimensions) opaque window to the side, large walk in shower with tiled walls, inset bath, w/c, bidet, heated towel rail, wash basin and storage cupboard. A large family bathroom.





LANDING

8'11 x 5'00 large cupboard to the rear contains the gas boiler, shelving and hanging space. The hot water cylinder sits to the side, the cylinder is additionally heated by a solar water heating panel on the South side of the property. Stairs return to the ground floor:

OUTSIDE

the property benefits greatly from a substantial garden situated to the rear and front:

FRONT GARDEN

is predominantly laid to lawn with a mature hedge boundary to the South, pathway from Grove Road to the pretty front door and a substantial block pave driveway with parking for two vehicles ahead of the:

INTEGRAL GARAGE

17'03 x 9'02 power and light connected, up and over door from the driveway, integral door to the kitchen, window to the rear, loft storage space with internal hatch and a door out into the:

REAR GARDEN

taking in an Easterly aspect and open aspect to the South enjoying morning and afternoon sunshine. This pretty, well stocked garden has an extensive terrace that extends from the rear of the property to almost the full width of the plot. The terrace gives way to lawn with substantial mature shrubs and bushes to three sides. There is scope to enlarge the lawned area of the garden if desired.

BENTLEY

is conveniently located for all major rail and road networks and provides a primary village school and community run shop and pub. 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





INFORMATION

completed in the 1970's of brick and block cavity construction under a pretty pan tiled roof with brick elevations. Hardwood double glazed windows and doors throughout. Solar photovoltaic array (feed in tariff in place circa 5p per kWh) to the rear enjoying an East South Easterly aspect, further solar water heating panel on the Southern elevation gable end. Heating is via a gas fired boiler to radiators throughout. Electrics supplied via RCD consumer unit, mains drainage and water connected, heat balancing system. High speed fibre broadband is available in the village.



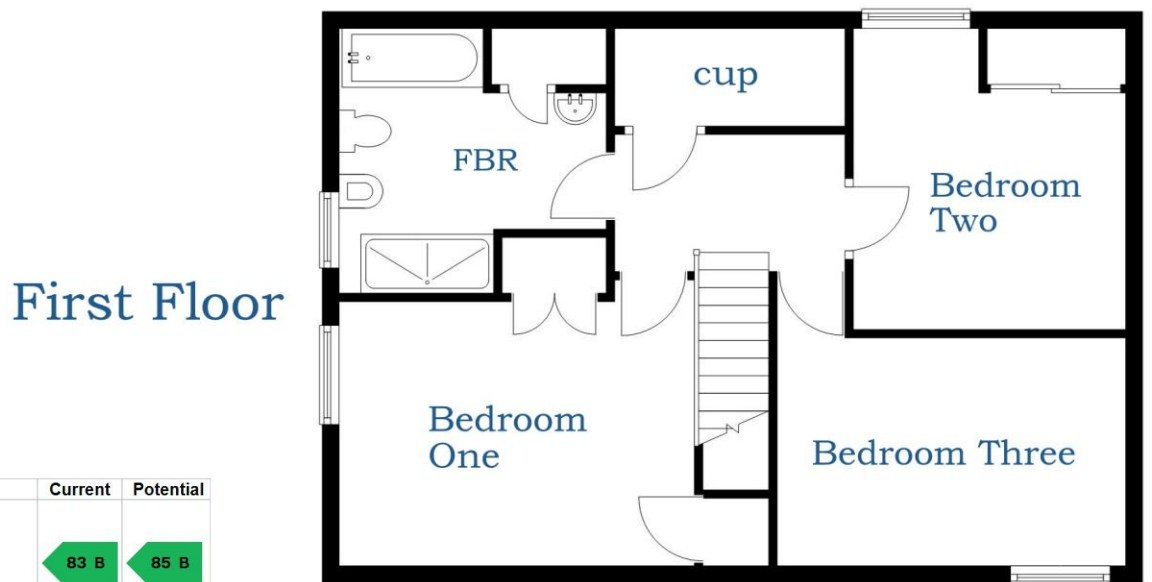
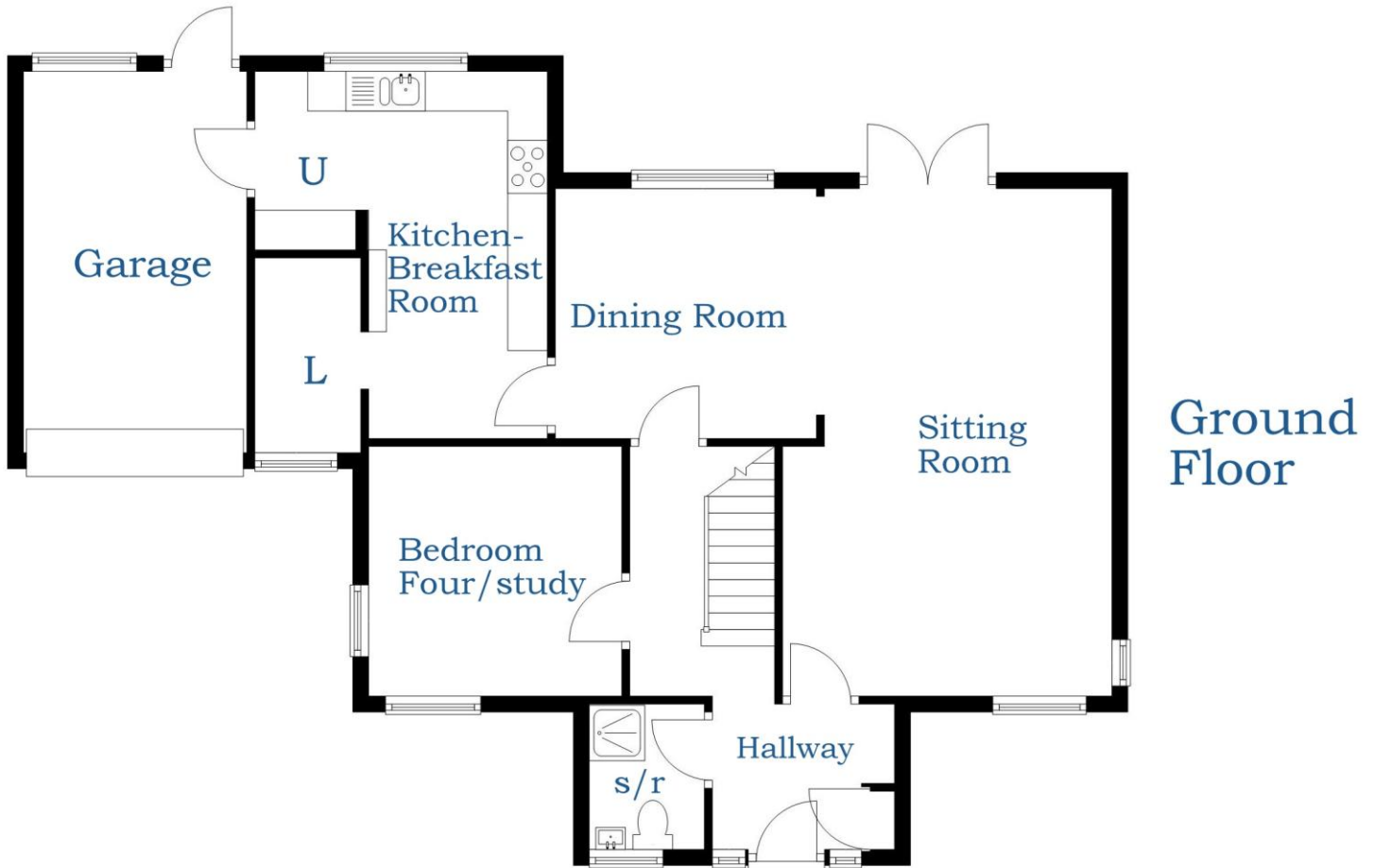
SERVICES

Mains water, electric and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000 – Council Tax Band – E (£2,658.44 annually). Energy Performance Rating – B Ultrafast broadband available via Openreach and Trooli (www.ofcom.org.uk). 5G mobile phone coverage is predicted to be available via EE, O2 and Vodafone (www.ofcom.org.uk). Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk









Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		