



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

7 PRIOR GARDENS, BENTLEY,  
IPSWICH, SUFFOLK, IP9 2FX  
ASKING PRICE OF £330,000







## INTRODUCTION

This delightful development showcases a mixture of 2 and 3 bedroom semi detached houses carefully considered to reflect the delightful setting. The development will be fully landscaped and planted with finished driveways and access roadways.

## PRIOR GARDENS

Welcome to 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 will be built to a high standard with the use of quality materials and attention to detail.

## 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.

### INFORMATION

Each property will benefit from a well thought out specification that will include stylish fitted Cranbrook kitchens, Rocca appointed bathrooms, contemporary 5 panelled internal doors, Gas fired heating and grassed rear gardens with laid patios. 10 NHBC warranty.

### SERVICES

- Mains water, electric and drainage are connected to the property.
- Local Babergh District Council contact 0300 123 4000
- Council Tax Band – tbc
- Energy Performance Rating – tbc
- 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)

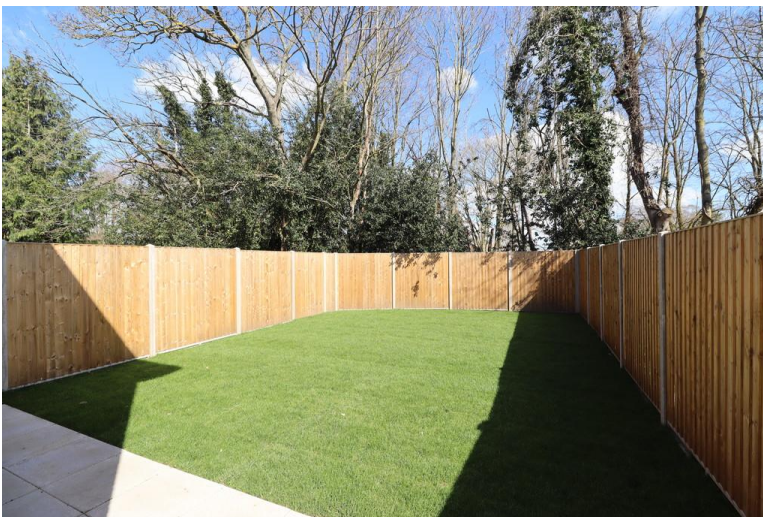
### SPECIFICATION

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

**BATHROOMS & ENSUITES** - 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** - UPVC flush casement windows and composite Front Doors

**ELECTRICS** - A generous amount of power sockets are installed throughout the homes and EV Car Charging Points

**HEATING** - Gas Fired Heating, underfloor to Ground Floor, radiators to 1st Floor

**GARDENS & OUTSIDE** - Each plot has general patios/paths constructed using concrete slabs. Rear gardens will be grassed for customer convenience. All plots have fenced rear gardens and a bespoke side entrance gate.

**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.





## ACCOMMODATION

### MASTER BEDROOM

12' 10" x 9' 03" (3.91m x 2.82m)

### EN-SUITE

9' 00" x 2' 10" (2.74m x 0.86m)

### BEDROOM TWO

11' 05" x 9' 09" (3.48m x 2.97m)

### BEDROOM THREE

9' 04" x 6' 06" (2.84m x 1.98m)

### FAMILY BATHROOM

6' 11" x 6' 00" (2.11m x 1.83m)

### LANDING

8' 00" x 6' 00" (2.44m x 1.83m)

### CLOAKROOM

6' 10" x 2' 11" (2.08m x 0.89m)

### KITCHEN

12' 01" x 9' 03" (3.68m x 2.82m)

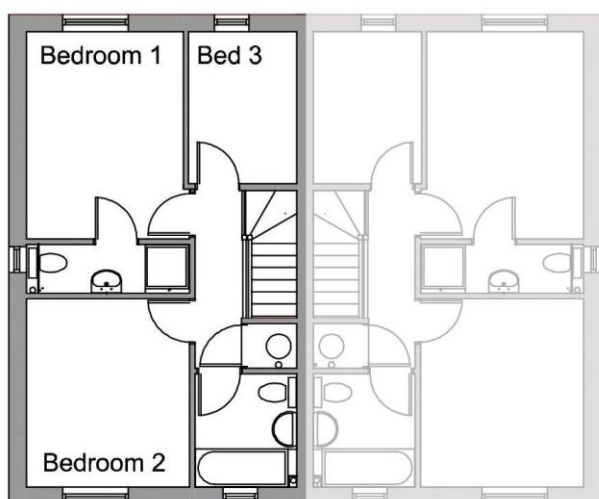
### LIVING ROOM

16' 03" x 15' 06" (4.95m x 4.72m)

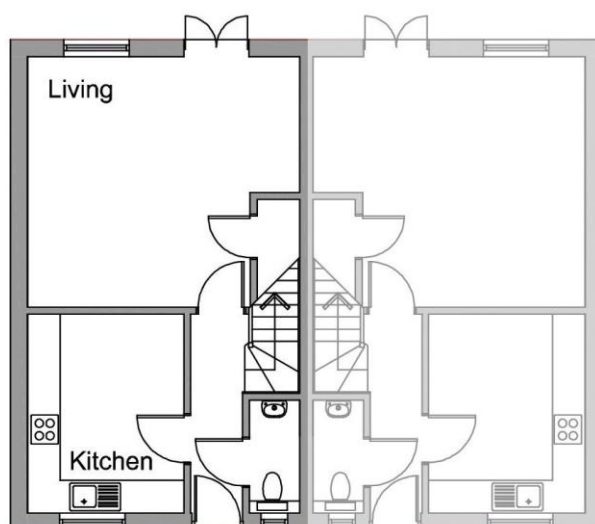


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First floor



Ground floor