



## 3 Bedroom Detached Bungalow located in Bentley.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Capel Road Bentley Ipswich IP9 2DW



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Guide Price  
**£475,000 to  
£500,000**

## FULL DESCRIPTION

### THE PROPERTY

Situated in the picturesque village of Bentley, this charming home offers a stylish and comfortable living environment ideal for couples, small families, or downsizers. The property features three spacious bedrooms, providing ample space for rest and relaxation. A bright and airy conservatory serves as a versatile living and dining space, enhanced by warm stylish flooring and abundant natural light. The beautifully presented kitchen combines classic design with modern convenience, boasting wooden worktops and contemporary appliances.

Stepping outside, the expansive rear garden provides a tranquil escape with well-maintained lawns, a patio seating area, and vibrant flower beds-perfect for families and outdoor enthusiasts alike.

### LOCATION

This beautiful home is situated in the heart of Bentley, a highly sought-after village in the Suffolk countryside, just a short drive from Ipswich and Manningtree. Bentley offers the charm of rural living with the convenience of excellent transport links, including nearby access to the A12 and a local train station with direct services to London Liverpool Street. The village is well-served by a popular primary school, a local pub, a community-run shop, and scenic walking trails through surrounding countryside and woodland. This peaceful yet well-connected location makes it ideal for families, commuters, and anyone seeking a balanced lifestyle in a friendly and picturesque community.

### ENTRANCE HALL

Downlighters to ceiling, access to loft space with pull down ladder, French doors to rear, underfloor heating.

### BEDROOM 1

**19' 7" x 10' 1" (5.97m x 3.07m)**

Double glazed windows to front, underfloor heating. Leading to;

### ENSUITE

Tiled shower, wash basin, low level WC, heated towel rail, spotlights, double glazed window to side.

### BEDROOM 2

**10' 8" x 10' 10" (3.25m x 3.3m)**

Double glazed window to front, spotlights, underfloor heating.

### BEDROOM 3

**9' 6" x 11' 0" (2.9m x 3.35m)**

Double glazed window to the side, underfloor heating, spotlights.

### BATHROOM

Panelled bathtub with shower over bath with mixer tap, wash basin, low level WC, heated towel rail, spotlights, obscure double glazed window to side, underfloor heating.





#### **KITCHEN**

**10' 4" x 7' 7" (3.15m x 2.31m)**

Ceramic single bowl drainer sink unit, matching base and eye level cupboards, mixer tap, space for washing machine, integrated oven, hob and extractor fan, integrated fridge and freezer, double glazed windows to side with stable door to side, spotlights, underfloor heating.

#### **LOUNGE**

**10' 9" x 11' 2" (3.28m x 3.4m)**

Double glazed windows to side, spotlights, underfloor.



#### **CONSERVATORY**

**24' 5" x 9' 6" (7.44m x 2.9m)**

Radiator and cover, double glazed windows and sliding patio doors to rear.



### **REAR GARDEN**

Laid to lawn and is of a generous size backing onto paddocks, veg garden, patio area, flower and shrubs borders, outside lighting.

### **DETACHED GARAGE**

Shingle driveway to front and side providing ample off road parking for several vehicles.

