Bentley Road, Ipswich,
£425,000

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GRACE ESTATE AGENTS are delighted to present this four-bedroom detached house, finished to a high specification throughout, this exceptional four-bedroom detached family home offers spacious, versatile accommodation with a wealth of premium features, making it ideal for modern family living.

The heart of the home is the impressive kitchen/diner, complete with underfloor heating, providing a stylish and welcoming space for everyday living, family meals and entertaining. The ground floor also benefits from a convenient cloakroom, while the well-planned layout offers comfortable and practical living throughout.

To the first floor, there are four generously proportioned bedrooms served by a modern family bathroom, creating ample space for growing families.

Externally, the property continues to impress with ample off-road parking, an integrated single garage with power, and an EV charging point to the front, catering to contemporary lifestyles. The rear garden features a fantastic detached studio with power and underfloor heating, offering a versatile space ideal as a home office, gym, hobby room or guest accommodation.

Further benefits include a boarded loft with power, providing excellent additional storage space, and an efficient unvented pressurised hot water system.

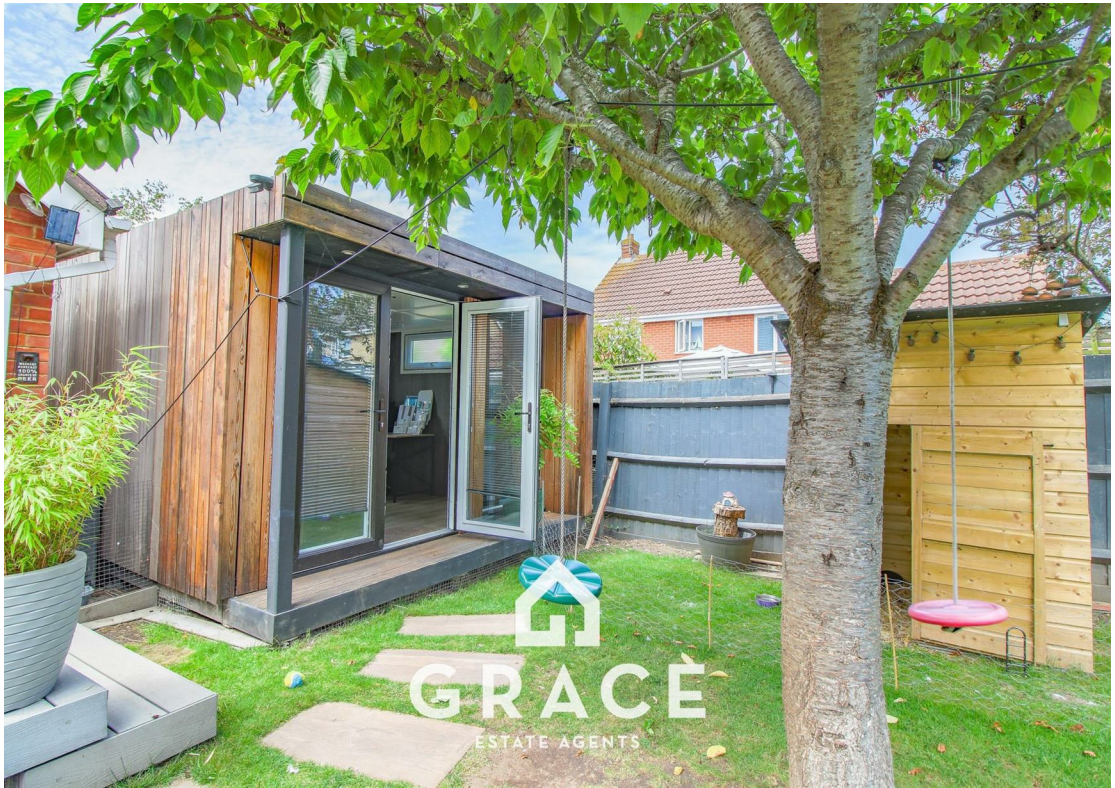
Combining high-quality finishes with thoughtfully designed living spaces and an array of desirable extras, this outstanding detached property is perfectly suited to families seeking a home that is ready to move into and enjoy from day one. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Entrance Hall
Radiator, solid wood flooring, access to the cloakroom, lounge, dining room, kitchen diner and stairs to the first floor.

Living Room
Solid wood flooring, radiator, double glazed window to front aspect, gas fireplace with hearth.

Cloakroom
Solid wood flooring, radiator, double glazed window to side aspect, low WC, vanity hand wash basin unit with mixer tap and tiled splash back.

Reception Room
Double glazed sliding doors to rear aspect, solid wood flooring and radiator.



Kitchen/Diner
14'11" x 10'7" (4.55 x 3.23)
Double glazed window to rear aspect, double glazed Upvc door to side aspect, underfloor heating, tiled flooring and splash back. Matching eye level and base units with work tops over. Integrated double oven, fridge freezer, gas hob and extractor fan. One and a half bowl sink with side drainer and mixer tap.

Master Bedroom
15'2" x 10'2" (4.64 x 3.11)
Double glazed window to front aspect, radiator, built in wardrobes and access to the ensuite.

Ensuite
7'0" x 5'10" (2.15 x 1.79)
Double glazed window to front aspect, walk in shower with shower on riser rail and sliding shower screen, low level WC, vanity hand wash basin unit with mixer tap, heated towel rail, underfloor heating, tiled flooring and splash back.

Second Bedroom
14'3" x 8'6" (4.35 x 2.60)
Double glazed window to rear aspect, radiator and built in wardrobes.

Third Bedroom
9'3" x 7'6" (2.84 x 2.30)
Double glazed window to rear aspect and radiator.

Fourth Bedroom
9'4" x 7'9" (2.85 x 2.38)
Double glazed window to rear aspect and radiator.

Bathroom
8'3" x 7'4" (2.53 x 2.24)
Walk in corner shower with shower on riser rail, free standing bath with a shower attachment, low level WC, vanity hand wash basin unit with mixer tap, heated towel rail, under floor heating, tiled splashback and flooring. Double glazed window to front aspect.

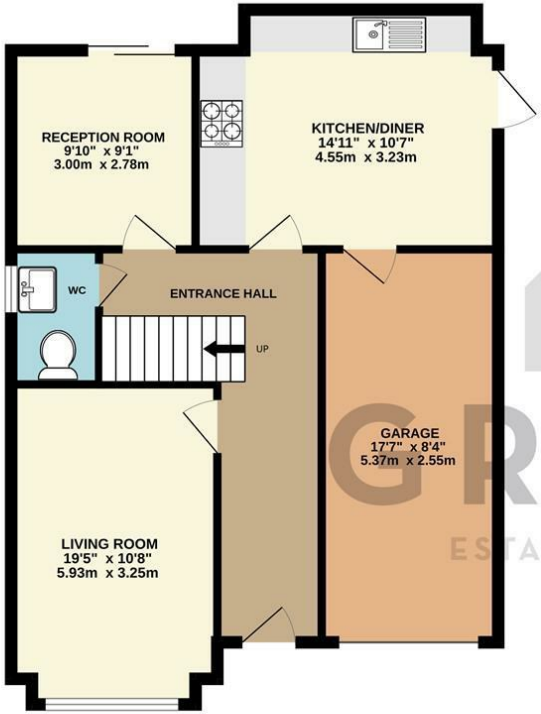
Garage
Single garage with power, access from the kitchen and to the front of the property via an up and over door.

Outside
Rear garden - Composite decking to the rear of the property, lawned area leading to a garden studio. Fenced boundaries and side access to the front of the property.

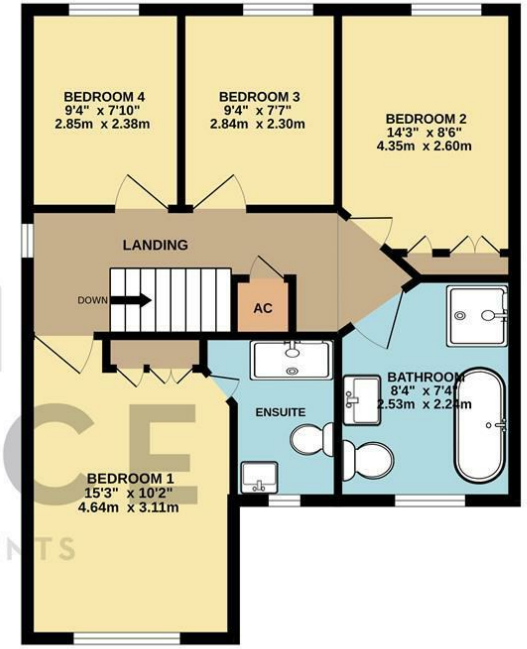
Front garden - block paved driveway for three vehicles, EV charger and side access to the rear of the property.

Garden Office
Purpose built garden office with power, under floor heating, wired Wi-Fi and access point for the WI-FI. Wireless WI-FI can also be used.

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1275 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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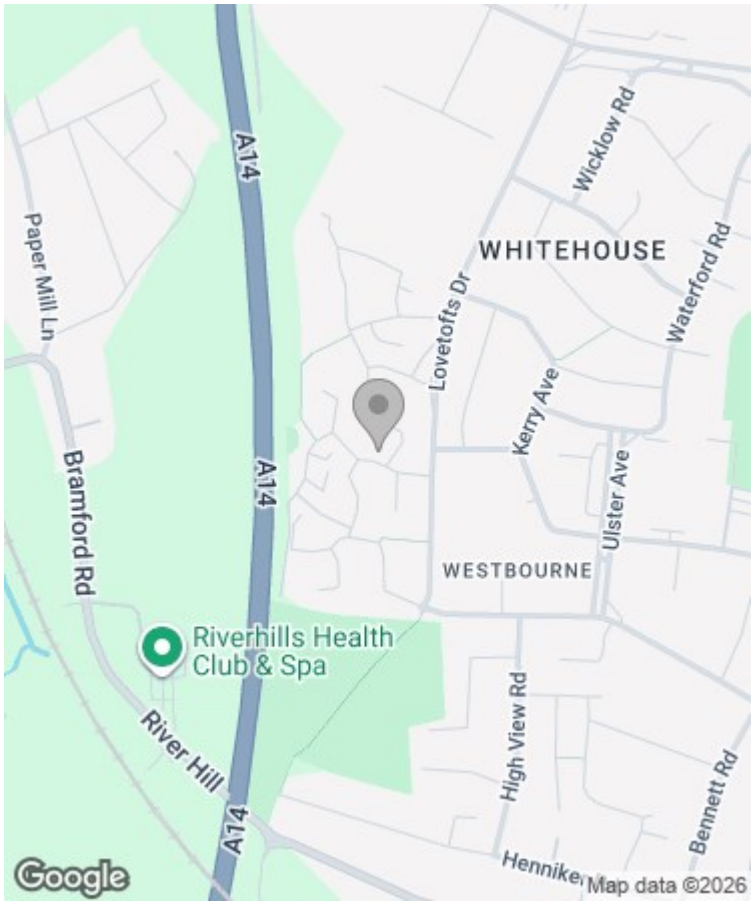

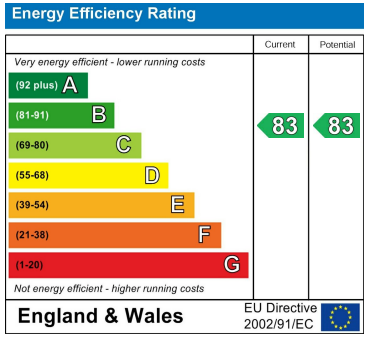

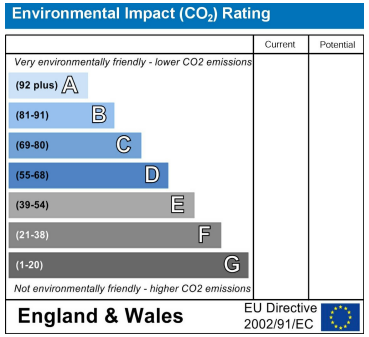

Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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