



Grove Road, Bentley, Ipswich, IP9
Guide Price £525,000 - £550,000

Property Overview

A substantial four-bedroom family home, offered in a sought-after Suffolk village and occupying a quiet position, with generous and flexible accommodation arranged over two floors.

The ground floor provides particularly flexible accommodation, with bedroom four/study currently used as a home office but offering the option of a fourth bedroom or additional reception room. There is a spacious living/dining room with glazed doors opening onto the rear garden, while the kitchen/breakfast room is positioned to the rear and overlooks the garden, with a range of wall and base units, good storage and work surface, together with a useful walk-in larder/utility area.

On the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobe storage. Bedroom two overlooks the rear garden, and also benefits from built-in storage, while bedroom three is positioned towards the front. A generous family bathroom completes the first floor, fitted with a walk-in shower, bath, WC, bidet and wash basin, together with useful storage.

Outside, the front garden is mainly laid to lawn with mature hedging, a pathway to the entrance and a substantial block-paved driveway providing parking for two vehicles. The integral garage has power, lighting and useful loft storage. The rear garden enjoys an easterly aspect with a more open outlook to the south, a substantial paved terrace and established planting. There is plenty of scope to adapt the garden further and increase the lawned area if desired.





- FOUR BEDROOM DETACHED HOME
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- GARAGE AND DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- SOLAR PANELS
- GENEROUS LIVING DINING ROOM
- POTENTIAL FOR A GROUND FLOOR BEDROOM
- PLENTY OF STORAGE THROUGHOUT THE PROPERTY
- GUIDE PRICE £525,000 - £550,000
- VIEWING ADVISED

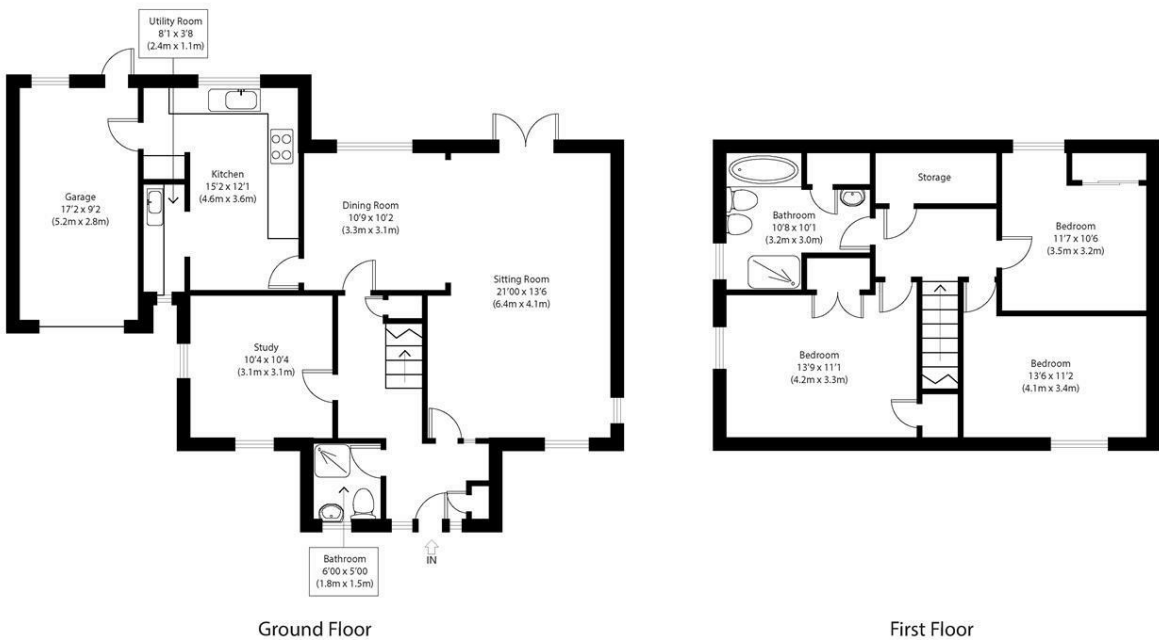
Property Setting:
Bentley is a desirable Suffolk village offering a peaceful semi-rural lifestyle while remaining exceptionally well connected. Surrounded by attractive countryside and woodland, it combines a strong community feel with excellent everyday convenience.

The village benefits from a Church of England Primary School, village hall, church, community shop, Bentley Stores, and the popular community-owned Case is Altered public house. Further shopping, dining, and leisure facilities are available in nearby Capel St Mary, East Bergholt, Manningtree, and Ipswich.

Ideal for commuters, Bentley enjoys easy access to the A12 and A14, while nearby Manningtree railway station provides direct services to London Liverpool Street. With beautiful countryside on the doorstep and excellent transport links, Bentley remains one of Suffolk's most sought-after villages for families, commuters, and those seeking an attractive village lifestyle.

Important Information:
Tenure: Freehold
Council Tax: Band E
Services Connected: Mains water, mains electricity, mains gas, and mains drainage
Heating: Gas-fired boiler
Mobile Availability: All major networks are available (via Ofcom)
Broadband Availability: Ultrafast broadband is available (via Ofcom)
Sellers note - There are 16 solar panels providing 4.5Kw of power plus 4Kw battery storage, solar water heating, and a SolarVenti ventilation system. The property benefits from approximately 10 years' FIT payments still to run

Floor Plan



Approximate Gross Internal Area
1690 sq ft (157 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuation. copyright: www.photosharing.co.uk



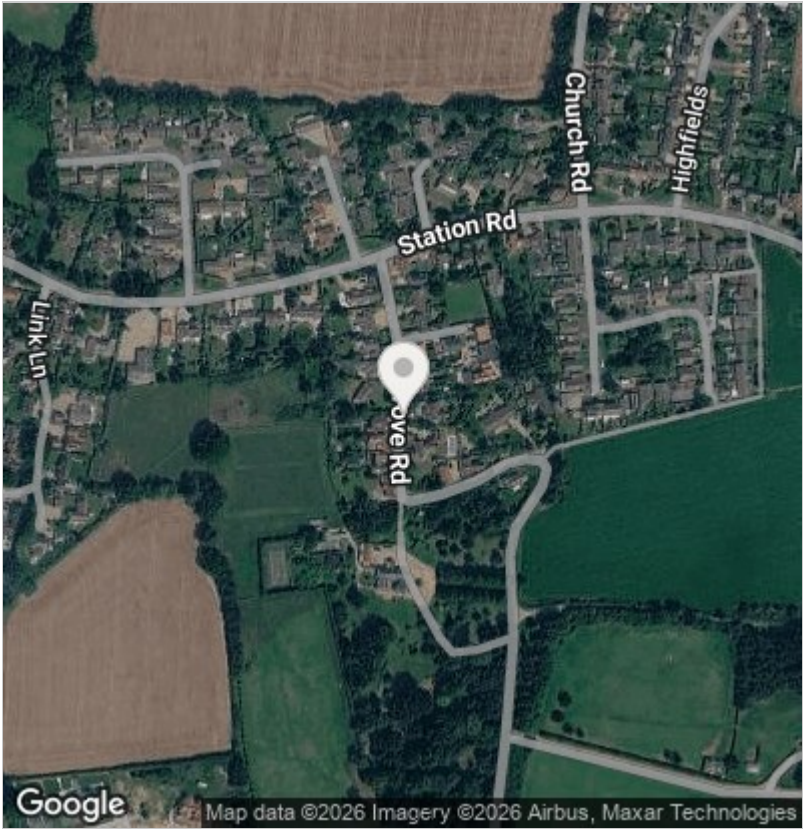
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

