Grove Road, Bentley

Offers In Excess Of £400,000

## Property Overview

A brand-new, individual, detached three-bedroom home situated in the ever-popular Suffolk village of Bentley, offered for sale with no onward chain.

Recently constructed and finished to a high standard throughout, this attractive home will benefit from a 10-year new build warranty and offers stylish, well-planned accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall with a downstairs WC, a spacious kitchen/dining room, and a bright living room featuring a fireplace with provision for a log burner, should purchasers wish to install one.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with an en suite shower room, together with a contemporary family bathroom.

Outside, the property enjoys an enclosed rear garden, while to the front there is driveway parking.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a high-quality new home in one of Suffolk's most desirable villages.

- BRAND NEW DETACHED HOME
- CHAIN FREE
- DRIVEWAY PARKING
- DOWNSTAIRS WC
- EN-SUITE TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- KITCHEN/DINING ROOM
- 10-YEAR NEW HOME WARRANTY
- THREE BEDROOMS
- VIEWING ADVISED

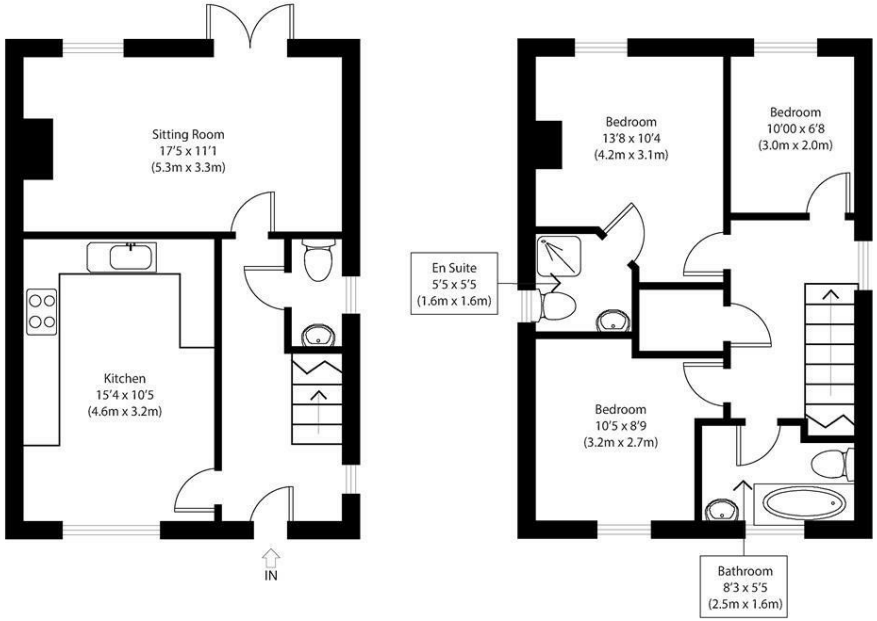
Property Setting:
Bentley is a desirable Suffolk village offering a peaceful semi-rural lifestyle while remaining exceptionally well connected. Surrounded by attractive countryside and woodland, it combines a strong community feel with excellent everyday convenience.

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 D
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)
The property will be sold with the benefit of a 10-year Protek Structural Warranty, provided by the seller.
Please note: Some images have been digitally staged to illustrate how rooms may look when furnished. They are intended for illustrative purposes only. For an accurate assessment of room sizes and layouts, we recommend an internal inspection.

## Floor Plan



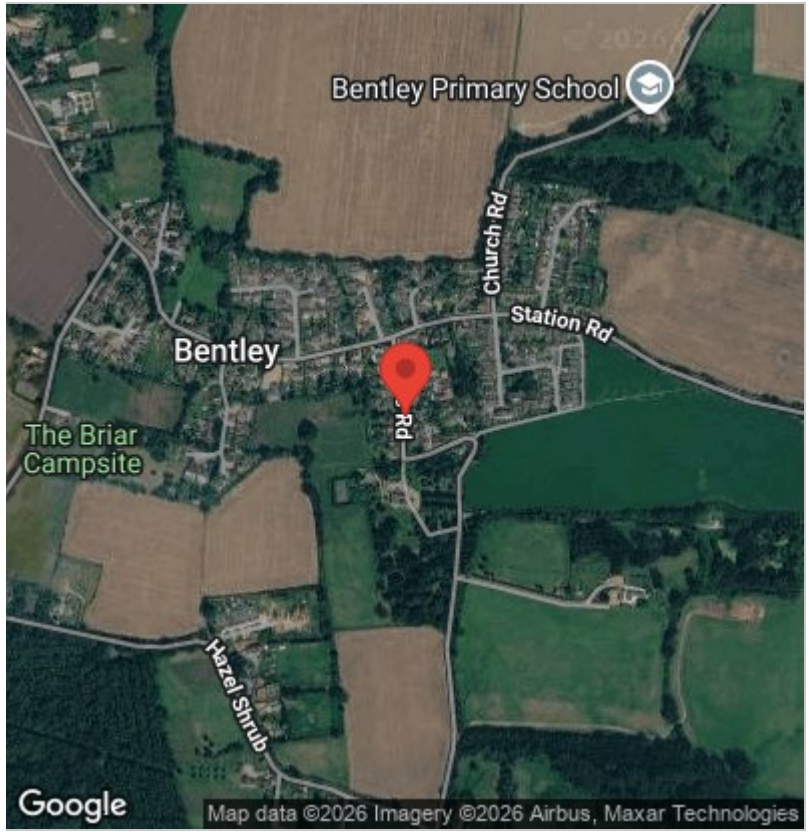

Ground Floor

First Floor

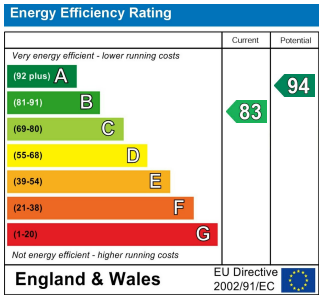
Approximate Gross Internal Area
930 sq ft (86 sq m)

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

## Area Map




## Energy Efficiency Graph




## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk