



PLOT 1, GROVE ROAD

Bentley | Suffolk



Chapman Stickels

PLOT 1 1 GROVE ROAD BENTLEY, SUFFOLK, IP9 2DD

Capel St Mary - 3 miles

Manningtree Station - 5 miles

Ipswich – 7 miles

- Entrance hall • Sitting Room •
- Kitchen • Cloakroom • Three bedrooms (one with en-suite) •
- Family bathroom • Garden • Off-road parking •

INTRODUCTION

Entering the final stages of completion, this three bedroom semi-detached new build property offers well planned living space on the ground floor and three bedrooms on the first floor with an en-suite to bedroom one. The property also benefits from being within walking distance of a Community Pub and Village Shop, within the catchment area for East Bergholt High School and having a number of delightful walks from the village into the surrounding countryside. We highly recommend a viewing.

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 have been built to a high standard with the use of quality materials and attention to detail to create a lovely new build village home.

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 (2.5 miles) linking south to the M25 and London and north to the A14 and the Midlands.

SERVICES

mains electric, drainage, water and gas are connected to the property. Heating is via a gas fired combi boiler to underfloor heating on the ground floor and radiators on the first floor. Local Babergh District Council contact 0300 123 4000. Superfast broadband available via Openreach (www.ofcom.org.uk). 5G mobile phone coverage is predicted to be available via EE, O2 and Vodafone (www.ofcom.org.uk).

THE ACCOMMODATION

ENTRANCE

via part glazed front door into the light hallway, door into the kitchen, sitting room and the:

CLOAKROOM

window to the front, WC, wash basin

A THREE BEDROOM SEMI DETACHED NEW BUILD HOME, SITUATED IN THE VILLAGE OF BENTLEY AND FINISHED TO A HIGH STANDARD THROUGHOUT



KITCHEN
12' 01" x 9' 02" (3.68m x 2.79m) window to the front, ample wall and floor units, electric oven, induction hobs with extractor above, stainless steel sink unit, built in dish washer, space for washing machine and fridge / freezer, space for breakfast table with four chairs

LIVING ROOM
16' 02" x 15' 05" (4.93m x 4.7m) window and double doors to the rear, storage cupboard, a large and versatile room

MASTER BEDROOM
12' 10" x 9' 03" (3.91m x 2.82m) window to the rear, radiator, door into the:

EN-SUITE
heated towel rail, WC, wash basin, shower cubicle

BEDROOM TWO
11' 03" x 9' 08" (3.43m x 2.95m) window to the front, radiator

BEDROOM THREE
9' 03" x 6' 05" (2.82m x 1.96m) window to the rear, radiator

FAMILY BATHROOM
Window to the front, heated towel rail, bath with overhead shower, WC, wash basin

OUTSIDE
To the rear, a patio area can be found accessed from the side gate to the right hand side of the property and out from the double doors in the sitting room. The garden is mainly laid to lawn and benefits from having fenced boundaries and a bespoke side gate. To the front, there is parking areas for 2 vehicles with a path leading to the front door. small flower beds can be found at the front of the property with a selection of plants.

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 & EN-SUITES
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 & DOORS
UPVC flush casement windows and composite Front Doors

ELECTRICS
A generous amount of power sockets are installed throughout the homes along with EV Car Charging Points

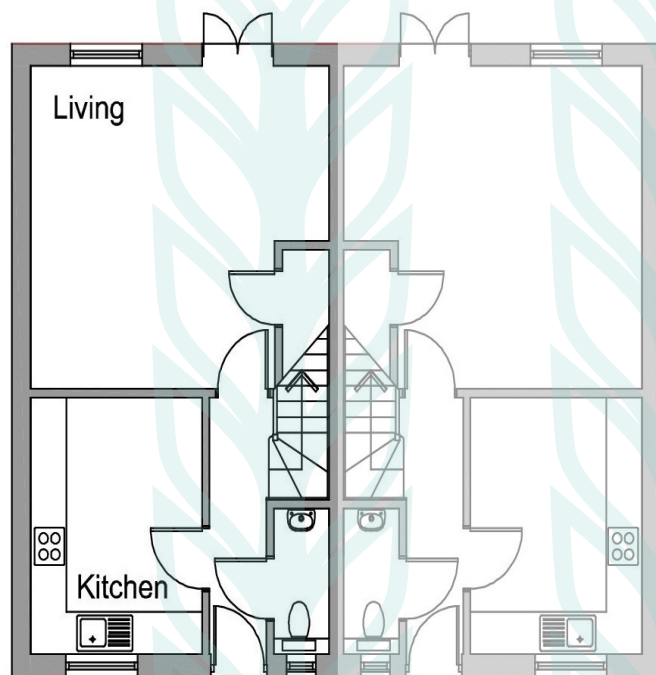
HEATING
Gas Fired Heating, underfloor to Ground Floor, radiators to 1st Floor.

WARRANTY
NHBC 10 Year Warranty

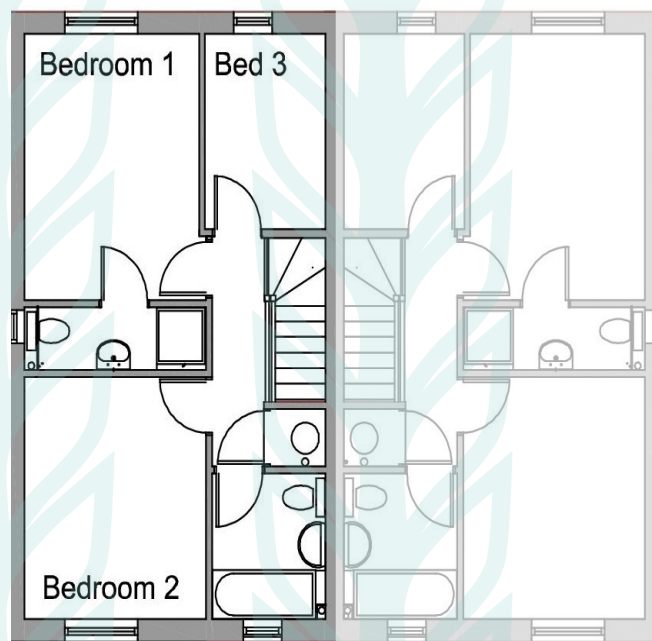
AGENTS NOTE
These photos are indicative to a similar property on the same plot, colours and styles may vary. Carpets have not yet been fitted

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Ground floor



First floor



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