

GRACE
ESTATE AGENTS

East Mill Green, Ipswich,
£425,000

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GRACE ESTATE AGENTS are delighted to present this three/four bedroom detached bungalow located in the highly sought-after village of Bentley, this spacious and versatile three/four-bedroom detached bungalow offers generous accommodation throughout, complemented by beautifully landscaped wraparound gardens and ample off-road parking.

The property provides a spacious lounge, providing an ideal setting for relaxation and entertaining. At the heart of the home is a well-proportioned kitchen/diner, offering plenty of space for family meals and social gatherings, while a separate utility room provides additional practicality and storage.

The flexible layout includes three/four bedrooms, allowing the property to adapt to a variety of lifestyles, whether accommodating a growing family, guests, or a dedicated home office. The modern family bathroom features a contemporary walk-in shower, while a separate shower room and cloakroom add further convenience for busy households.

Externally, the property benefits from extensive off-road parking and a single garage with power, ideal for storage, hobbies, or workshop use. The beautifully landscaped wraparound rear garden creates a wonderful outdoor retreat, offering a high degree of privacy and space for outdoor entertaining, gardening, or simply enjoying the peaceful village surroundings.

Combining versatile living accommodation with excellent outdoor space, this attractive detached bungalow presents a rare opportunity to enjoy village living in the desirable location of Bentley.

- **Detached Three/Four Bedroom Bungalow**
- **Located in Bentley Village**
- **Ample Off Road Parking**
- **Beautifully Landscaped Wraparound Rear Garden**
- **Single Garage With Power**
- **Modern Family Bathroom With Walk In Shower**
- **Spacious Lounge**
- **Spacious Kitchen Diner**
- **Separate Utility Room**
- **Separate Cloakroom and Shower Room**

Entrance Hall
Access to the study, bedroom four, bedroom three, bedroom two, master bedroom, bathroom, dinning room and Lounge.

Study
13'4" x 9'1" (4.07 x 2.79)
Double glazed window to side aspect, access to the garage and entrance hall.

Bedroom Four
11'7" x 9'1" (3.54 x 2.79)
Double glazed window to rear aspect, built in wardrobes, access to bedroom two and entrance hall.

Bedroom Three
13'4" x 7'11" (4.07 x 2.42)
Double glazed window to front aspect, built in storage and wardrobes.







Bedroom Two
11'7" x 9'10" (3.54 x 3.01)
Double glazed window to rear aspect, access to bedroom four and entrance hall.

Master Bedroom
13'4" x 9'10" (4.07 x 3.01)
Double glazed window to front aspect, built in wardrobes and access to the entrance hall.

Bathroom
6'1" x 7'11" (1.86 x 2.42)
Double glazed window, low level WC, tiled flooring and walls. hand wash basin with vanity unit, walk in electric shower with shower on riser rail, electric wall heater, tiled flooring and walls.

Dining Room
13'5" x 9'6" (4.10 x 2.91)
Double glazed window to rear aspect, carpet flooring and access to kitchen.













Kitchen
18'0" x 15'7" (5.51 x 4.76)
Two double glazed windows to side aspect, matching eye level and base units with worktops over, tiled splash back, range cooker, integrated double electric oven, space for fridge freezer and dishwasher. Access to the utility and cloakroom.

Lounge
19'8" x 13'5" (6.01 x 4.10)
Double glazed window to side aspect and front aspect. Gas fire place with marble hearth.

Utility Room
6'6" x 5'10" (1.99 x 1.78)
Double glazed window to rear aspect, double glazed Upvc door to rear, space for washing machine and dryer. Single bowl sink with mixer tap, worktops and access to the shower room.

Cloakroom
4'3" x 3'8" (1.32 x 1.12)
Double glazed window to side aspect, low level WC and hand wash basin.

Shower Room
Walk in electric shower with shower on riser rail, tiled splash back, double glazed window to rear aspect and access to the utility room.

Garage
Single garage with roller door and power. Access to the study.

Front Garden
Ample off road parking, access to the rear garden from both sides of the property, lawned area with shrubs, flowering plants and mature trees. Fenced boundaries.

Rear Garden
Wraparound rear garden with timber garden shed, paved path leading to a patio area that provides a path around the property, shrubs, flowering plants and mature trees. Fenced boundaries.

EPC
Please ask marketing agent for details.

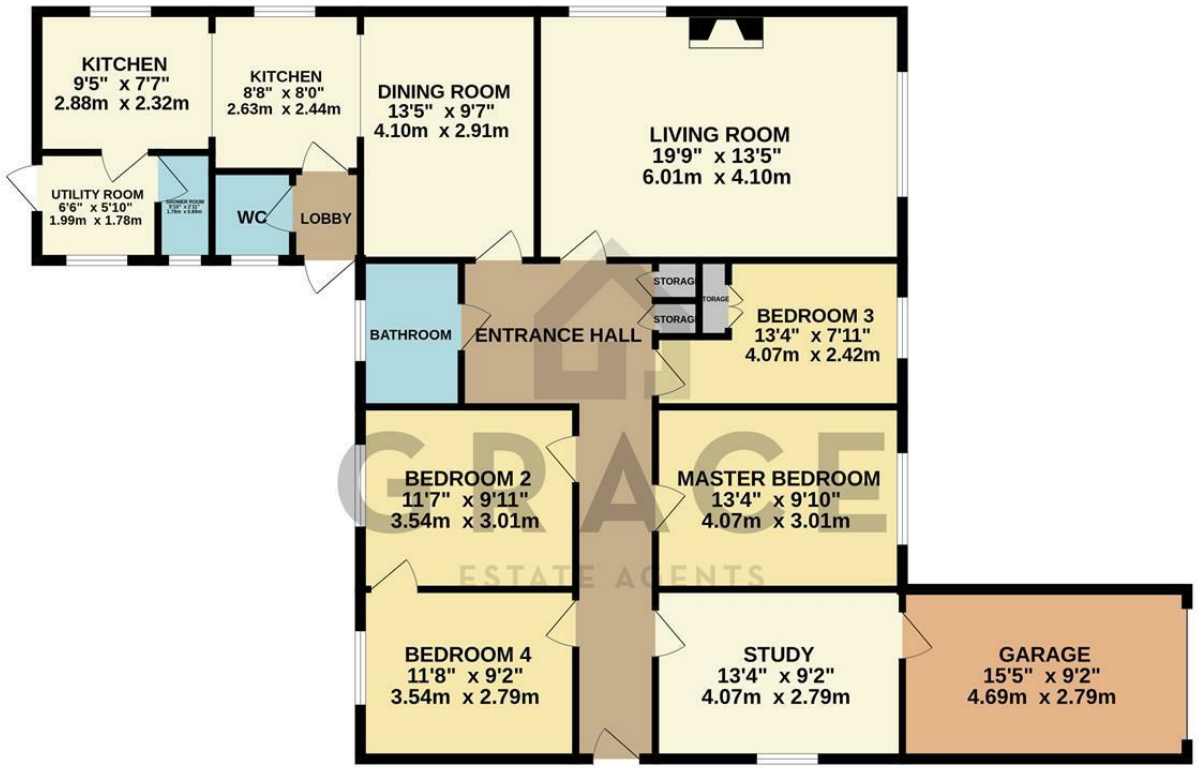

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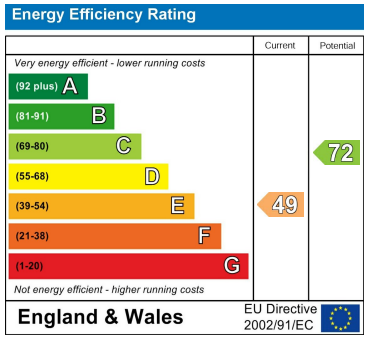
GROUND FLOOR
1553 sq.ft. (144.3 sq.m.) approx.

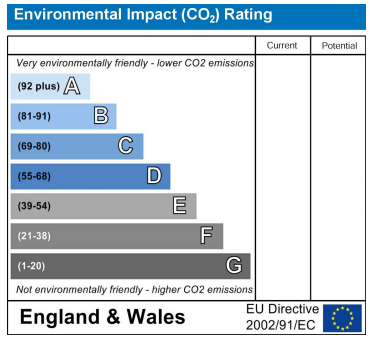


TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

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
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