



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

PLOT 3, PRIOR GARDENS, BENTLEY,  
IPSWICH, SUFFOLK, IP9 2DD  
ASKING PRICE OF £345,000





#### INTRODUCTION

Plot 3 Prior Gardens - This three bedroom semi detached new build home finished to a high standard throughout offering a kitchen breakfast room and generous sitting room on the ground floor, main bedroom with en-suite on the first floor and a sizeable South facing rear garden. All within a quiet and accessible location in Bentley - Contact us to arrange an early viewing.



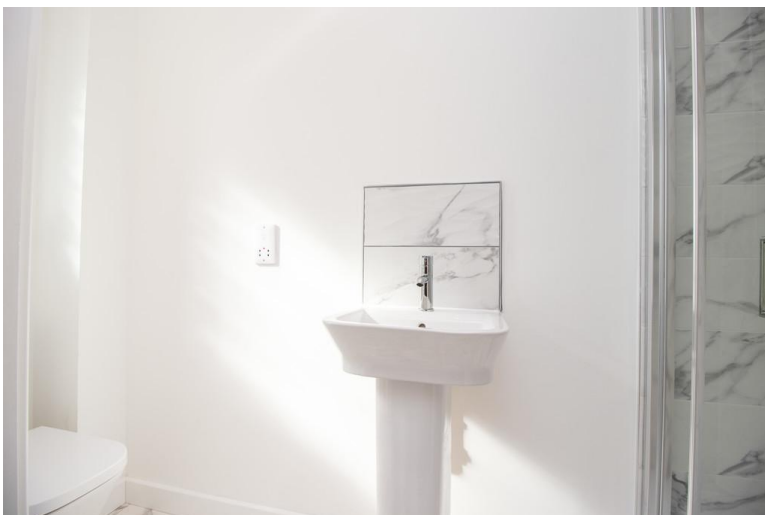
#### PRIOR GARDENS

Welcome to 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 will be built to a high standard with the use of quality materials and attention to detail.



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

### **INFORMATION**

Each property will benefit from a well thought out specification that will include stylish fitted Cranbrook kitchens, Rocca appointed bathrooms, contemporary 5 panelled internal doors, Gas fired heating and grassed rear gardens with laid patios. 10 NHBC warranty.

### **SERVICES**

Mains electricity, gas, water and drainage are connected.

### **VIEWINGS**

By appointment with Grier & Partners on 01206 299222

### **SPECIFICATION**

as follows:

#### **LUXURY KITCHENS**

Stylish Cranbrook fitted kitchens with laminate worktops. CDA integrated cooker with extractor hood over. Space for washing machine and fridge / freezer.

#### **BATHROOMS & ENSUITES**

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 doors from Lounge to rear patio.

#### **WINDOWS**

UPVC flush casement windows and composite Front



Doors

### **ELECTRICS**

A generous amount of power sockets are installed throughout the homes and EV Car Charging Points

### **HEATING**

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

### **GARDENS & OUTSIDE**

Each plot has general patios/paths constructed using concrete slabs. Rear gardens will be grassed for customer convenience.

All plots have fenced rear gardens and a bespoke side entrance gate.

### **WARRANTY**

NHBC 10 Year Warranty

**PLEASE NOTE** - Although this specification is as intended, Deben Homes Ltd reserve the right to vary or amend the specification at any time without notice in order to allow for continuous improvement or in the event any specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found. The specification is also subject to variation between properties. Please refer to Deben Homes Ltd, or their appointed agents, for more information.

**THE ACCOMMODATION** Plot 3 Comprises:

### **3 BEDROOMS**

as follows:

#### **MASTER BEDROOM**

12'10 x 9'03 window to the rear (South) door to the:

#### **EN-SUITE SHOWER ROOM**

9'00 x 2'10 opaque window to the side (West).

#### **BEDROOM TWO**

11'05 x 9'09 window to the front (North).

#### **BEDROOM THREE**

9'04 x 6'06 window to the rear (South).



#### **FAMILY BATHROOM**

6'11 x 6'00      opaque window to the front (North).

#### **LANDING**

8'00 x 6'00 (incl stairwell)    loft access and stairs return to the ground floor:

#### **ENTRANCE HALL**

entrance from the porch, doors to:

#### **CLOAKROOM**

6'10 x 2'11      opaque window to the front.

#### **KITCHEN**

12'01 x 9'03      window to the front.

#### **LIVING ROOM**

16'03 x 15'06      window to the rear and glazed double doors to the rear terrace, under stairs storage cupboard.

#### **REAR GARDEN**

taking in a southerly aspect with a generous area of terrace and area to be finished with lawn. Side access.

#### **PARKING**

to the side of the property with space for two vehicles.



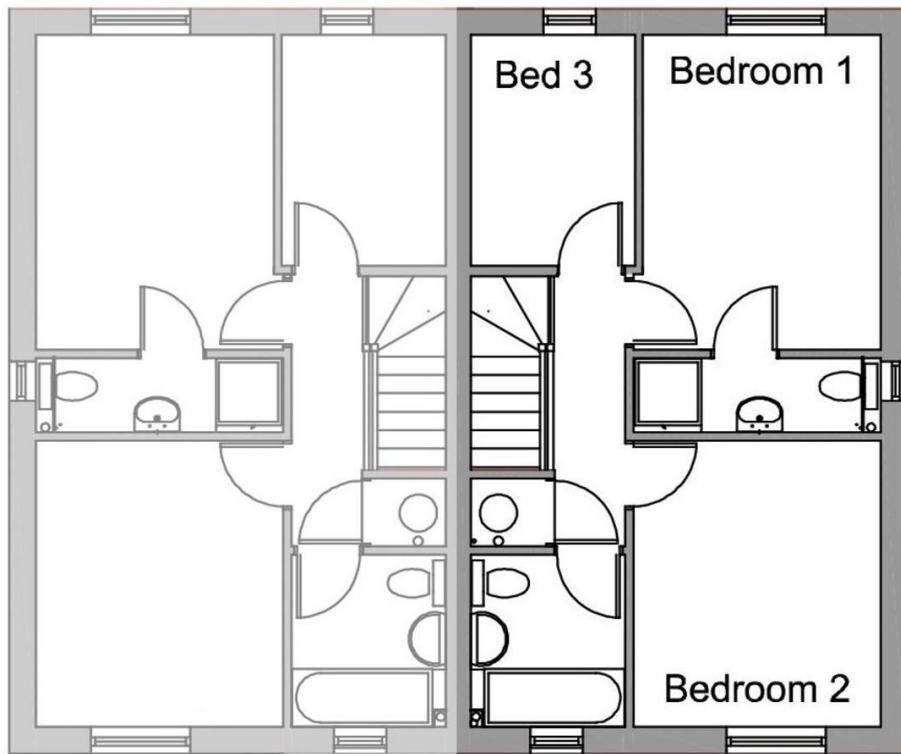
#### **PLEASE NOTE**

The illustrations are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is for guidance purposes only. Furniture shown in floorplans is illustrative only and is not included in any sale. Please note elevations, room sizes and layouts may vary as construction proceeds. All dimensions and areas are approximate only, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

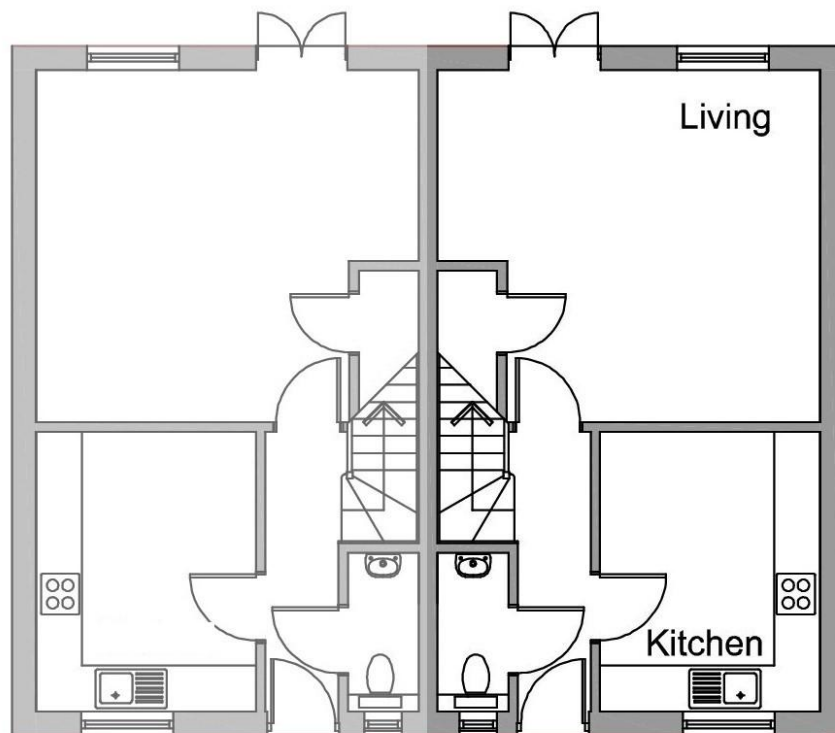


Whilst the development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within the imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown accurately. Suggested hard and soft landscaping and similar details may vary from what is shown. Purchasers should satisfy themselves such information is





First floor



Ground floor