

## Capel Road, Bentley

**\*\*Guide Price £1.15m - £1.2m\*\***

This executive 4-bedroom detached new build house offers over 3,000sqft of sheer elegance on a spacious plot in the charming Bentley neighbourhood. It is a masterpiece of modern living, offering unparalleled space, style, and comfort. With its impressive entertaining areas, generously proportioned bedrooms, and flawless finishes throughout, it effortlessly combines a contemporary finish with the luxurious feel of a family home that truly wants for nothing.

Offers in excess of £1,150,000

# Capel Road

Bentley, Ipswich, IP9



- Executive 4-bedroom detached new build house
- Semi-rural village location
- Home office/garden room
- Exceptional contemporary finish
- Private driveway with garage and ample off street parking
- Unparalleled entertaining and living space
- Generous landscaped garden

## The Property

Walk inside and an immediate sense of light and space envelops you, setting the tone for the exceptional standard of design throughout this home. The expansive open-plan kitchen/living dining area is nothing short of spectacular. This breath-taking space effortlessly connects with the vast garden through three sets of bi-fold doors, inviting the outside in. Bathed in natural light and further illuminated by spot lighting and a skylight, the neutral tiled flooring harmonizes beautifully with the exquisite French grey cabinetry.

A kitchen island commands the centre stage, providing not only a culinary workspace but also a convivial hub for dining and relaxed living. A feature fireplace exudes warmth and comfort, establishing this vast room as the heart of the home. For added practicality, a separate utility room offers convenience and additional storage. A separate living room on the ground floor serves as a more formal sitting room or cozy snug, adding versatility to the home. A guest cloakroom on this level, as well as a home office, provides the finishing touch to the ground floor's impressive offerings.

Ascending the staircase, you'll discover four generously sized bedrooms that provide abundant space for both family and guests. The principal bedroom enjoys the privilege of a dressing room and an ensuite bathroom featuring walk in shower, WC and basin. The second bedroom also features an ensuite bathroom, perfect for accommodating visitors in style. Additionally, a family bathroom with executive finishes harmonises seamlessly with the rest of the home, ensuring comfort and luxury. The bathrooms throughout this home are a testament to the commitment to executive living, with impeccable attention to detail and high-end finishes seen throughout the rest of the property.

## The Outside

Approaching the property, a semi-circular paved driveway creates an elegant and functional entrance, setting the tone for the property's grandeur. Carefully curated landscaping frames the pathway, creating an inviting ambiance that welcomes both residents and guests alike.

At the rear of the property, a vast garden extends, a sprawling expanse of lush, green lawns that are beautiful and bathed in sunlight throughout the day. This well-tended garden provides ample space for leisurely strolls, garden parties, or for children to play and pets to roam.

A raised decked area nestled within the garden serves as the ultimate summer entertaining spot. A charming addition to this garden is the home office/family room. This inviting space offers a serene setting to work, create, or simply unwind while being immersed in the stunning sunny garden.

## The Area

Nestled in the picturesque Suffolk countryside, Bentley is a charming village that offers a peaceful escape from the hustle and bustle of city life. With its rich history, stunning natural surroundings, and welcoming community, Bentley is the perfect place for those seeking a tranquil and idyllic lifestyle.

Bentley is conveniently located just off the A12, making it easily accessible by car. It's approximately a 2-hour drive from London and a 15-minute drive from Ipswich. The nearest train station to Bentley is Manningtree Railway Station, which provides regular services to London Liverpool Street, Norwich, and other major cities.

Bentley itself has a village shop and a small selection of eateries and nearby Colchester and Ipswich have a huge selection of independent and chain restaurants, as well as countless leisure facilities and shopping opportunities.

## Further Information

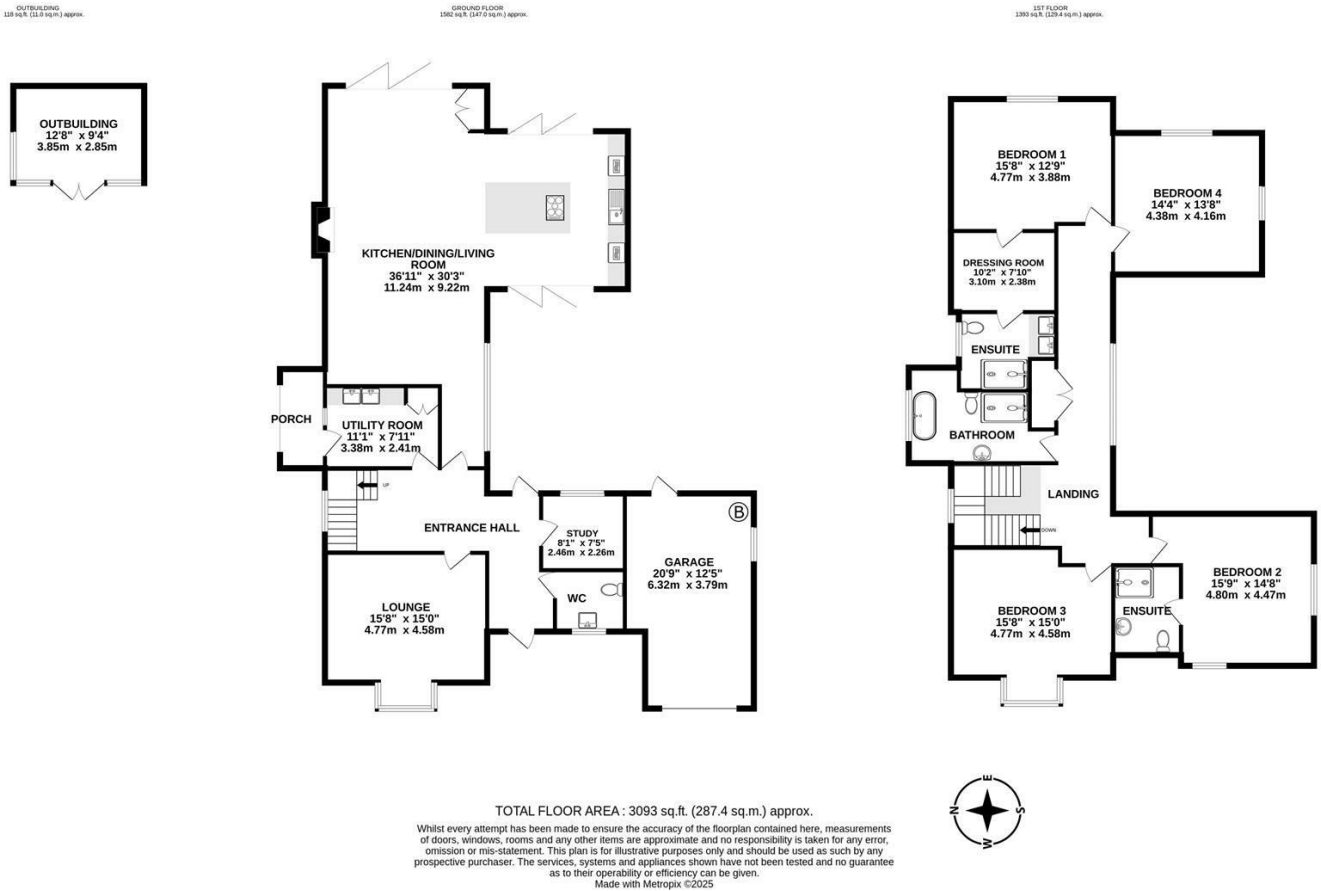
Tenure - Freehold

Council Tax Band - G

New build warranty



# Floor Plan



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