



East Mill Green, Ipswich, £425,000



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.

Guide price £425,000

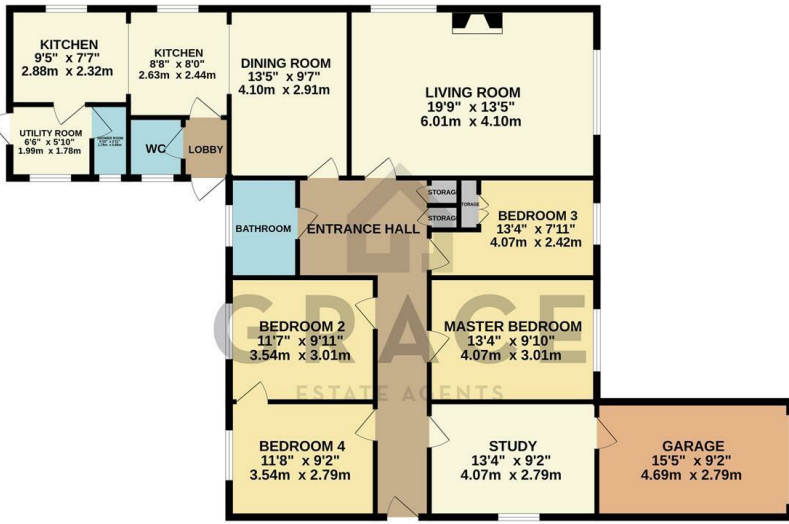
Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



- 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

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 floorplans contained herein, 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 for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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