



**Bentley Road, Ipswich, IP1 5QA**

**welcome to**

## **Bentley Road, Ipswich**

This beautifully presented, detached home has been finished to a high standard and benefits from four bedrooms, a spacious kitchen/diner, a ground floor cloakroom, a 1st floor bathroom, an en suite to the master bedroom, a garden office and ample off street parking. COMPLETE ONWARD CHAIN!

### **Entrance Hall**

A fitted door mat, wood flooring, one radiator and an understairs storage cupboard.

### **Cloakroom**

Tiled effect flooring, low level WC, vanity sink and double glazed window to the side.

### **Lounge**

Wood flooring, one radiator, double glazed bay window to the front, TV point and a media wall.

### **Dining Room**

Wood flooring, double glazed sliding doors to the rear, spotlights and one radiator.

### **Kitchen/Diner**

Spacious kitchen/diner with marble tiled effect flooring, double glazed window to the rear, eye and base level units in dark blue with granite effect worktop surfaces, tiled splashback, an integrated fridge, freezer, double oven, gas hob and extractor hood, space for a dishwasher, spotlights, a door to the side, access to the garage, a one and a half bowl sink plus drainer and chrome mixer tap.

### **First Floor Landing**

Carpet flooring, double glazed window to the side, an airing cupboard and loft hatch, leading to the boarded loft.

### **Master Bedroom**

Carpet flooring, one radiator, a built in wardrobe, spotlights, double glazed window to the front and a door to the en suite.

### **En Suite**

Tiled flooring, double glazed window to the front, partly tiled walls, a shower with glass enclosure and shower attachments, low level WC and vanity sink.

### **Bedroom Two**

Carpet flooring, a built in wardrobe, one radiator and double glazed window to the rear.

### **Bedroom Three**

Carpet flooring, a built in wardrobe, one radiator and double glazed window to the rear.

### **Bedroom Four**

Carpet flooring, one radiator and double glazed window to the rear.

### **Bathroom**

Contemporary bathroom with marble effect tiled flooring and walls, spotlights, double glazed window to the front, a shower with glass enclosure and shower attachments, extractor fan, heated towel rail, low level WC, vanity sink with chrome waterfall mixer tap and a standalone bath with chrome waterfall mixer tap and shower attachment.

### **Outside:**

#### **Front Garden**

A block paved driveway, providing off street parking for three vehicles, an EV charger and side access.

#### **Rear Garden**

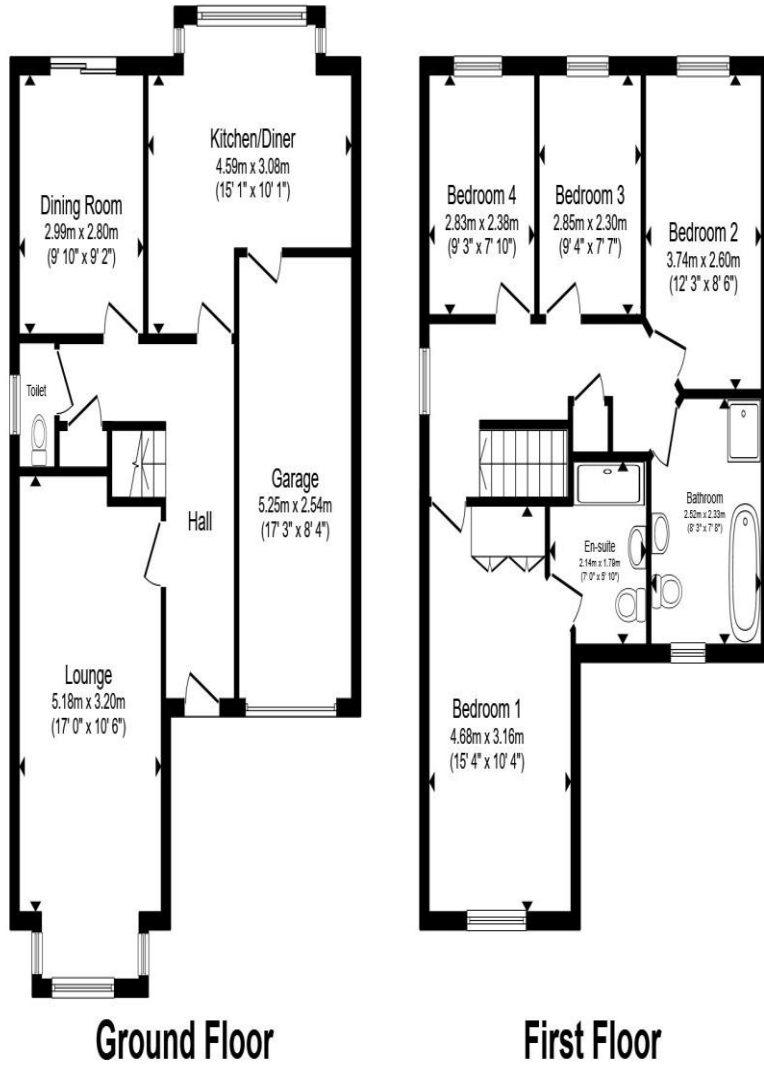
Beautiful garden with two side access, a raised decked seating area, a grassed area, trees and shrubs.

#### **Garage**

An up and over door, power and a door to the kitchen.

#### **Garden Office**

Wood effect flooring, under floor heating, French doors to the garden, wi-fi access, spotlights and double glazed windows to the front, rear and side.



Total floor area 127.9 m<sup>2</sup> (1,377 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Bentley Road,**  
**Ipswich**

- Four bedrooms
- Spacious kitchen/diner
- Ground floor cloakroom, 1st floor bathroom & en suite
- Ample off street parking & EV charger
- Garden office with power

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£425,000**



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