



Bentley Road, Ipswich, Suffolk
£330,000

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- 4 Bedroom Detached Property
- 2 Reception Rooms
- No onward Chain
- Downstairs Cloakroom
- Fitted Kitchen
- Family Bathroom/En-suite to Master
- Garage
- Off road parking
- Good access to A12/A14
- Study

We are pleased to offer for sale this four bedroom detached family property situated within the West side of Ipswich.

The property comprises, entrance hall, cloakroom, study, lounge, dining room and kitchen. The upstairs accommodation comprises, four bedrooms, the master boasting an en-suite and a family bathroom.

The property is double glazed and includes gas fired central heating (untested).

Outside to the front of the property is blocked paved driveway providing parking for several cars, gated entrance to garage.

The rear garden has patio area, raised flower beds and the remainder laid to lawn.

The property is offered with no onward chain and an early viewing is highly recommended.





Front

Lawned area, block paved driveway leading to a gated entrance to:-

Garage

Single garage with up-over door, power and light connected, side door to rear garden.

Entrance Hall

Half double glazed front door, wood style flooring, under stairs cupboard, radiator, stairs leading to upstairs accommodation.

Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator, tiled splashbacks.

Lounge

16'4" x 10'3" (5.003 x 3.14)

Double glazed window to the front aspect, radiator, double doors leading to:-

Dining Room

10'2" x 10'0" (3.10m x 3.05m)

Double glazed window to rear aspect, radiator, patio doors to rear garden.

Study

8'6" x 8'4" (2.59m x 2.54m)

Double glazed window to the front aspect, radiator.

Kitchen

12'10" x 11'8" (3.91m x 3.56m)

Featuring a range of base and wall units together with cupboards and doors, roll top worksurfaces incorporating sink and drainer together with mixer tap, tiled splash backs, integrated oven and hob, extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect and door to outside, tiled flooring.

Landing

Loft hatch, cupboard, doors to:-

Master Bedroom

16'0" x 9'11" (4.90 x 3.04)

Double glazed window to the front aspect, built in wardrobes, radiator.



**En-suite**

Shower unit, hand wash basin integrated in vanity unit, low level WC, double glazed window to front aspect.

Bedroom Two

10'4" x 9'5" (3.15m x 2.87m)

Double glazed window to the rear aspect.

Bedroom Three

9'10" x 8'10" (3.00m x 2.69m)

Double glazed window to the rear aspect, built in wardrobes.

Bedroom Four

16'0" x 10'0" (4.90 x 3.07)

Double glazed window to the front aspect, radiator.

Bathroom

Three piece white suite comprising panel bath with shower over, low level WC, extractor fan and obscure window to rear aspect.

Rear Garden

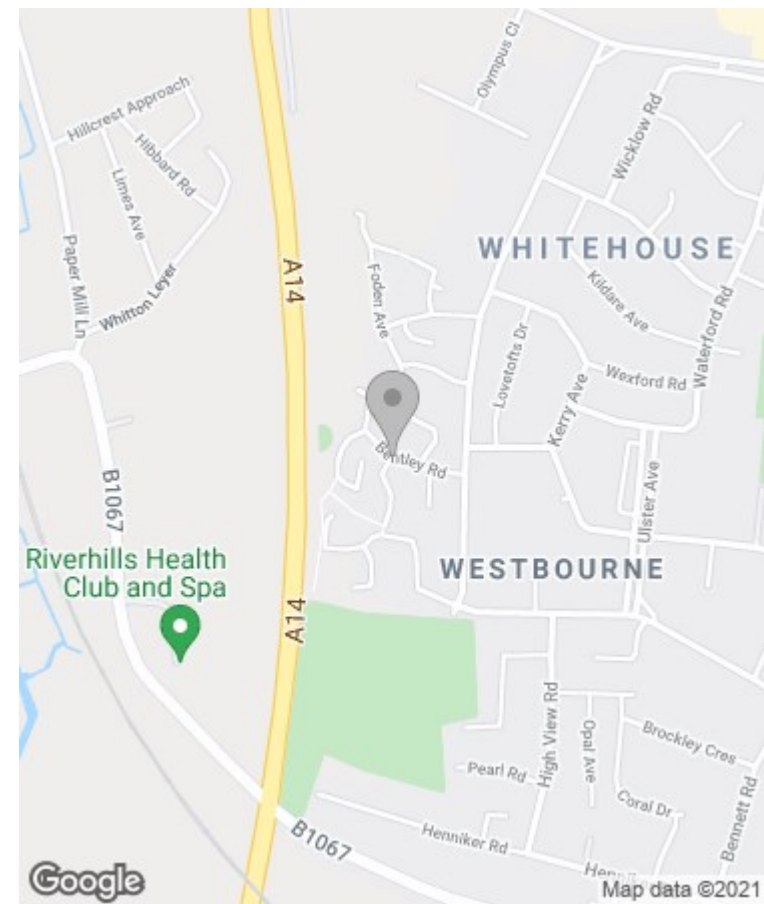
The fully enclosed rear garden comprises patio, the remainder laid to lawn, raised flower beds, outside tap, side door into garage.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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