



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

WOODVIEW NURSERIES, HAZEL SHRUB  
BENTLEY, IPSWICH, SUFFOLK, IP9 2DG  
ASKING PRICE OF £525,000





### INTRODUCTION

Set within a generous plot on Hazel Shrub, Bentley, this well-presented bungalow offers stylish, modern living with a wonderful sense of space both inside and out. Featuring bright and contemporary interiors, a modern kitchen/dining area ideal for family life and entertaining, and a spacious living room, the home is complemented by a large private rear garden and attractive frontage. An excellent opportunity for those seeking comfortable single-storey living in a quiet yet convenient location. NO ONWARD CHAIN.



### INFORMATION

Shared private treatment plant, oil-fired central heating with Hive Smart hub control, UPVC throughout, high-speed fibre broadband, EV charge point, RCD consumer unit electrics.



## ACCOMMODATION

Over a single storey as follows:

### ENTRANCE

Via a secure composite door from the front garden, accessed via a gravel pathway from the private parking area, into:

### HALLWAY

31'04 x 4'10 Hardwood-effect flooring through this spacious hallway, with doors to all rooms and, at the far end:

### CLOAKROOM

4'01 x 3'08 Opaque window to the side, wash basin with tiling over and WC.

### SITTING ROOM

15'04 x 12'01 Bay window to the front (west), flooring continues from the hallway, wall-mounted TV. Spacious and welcoming sitting room.

### KITCHEN / DINING ROOM

20'00 x 14'05 (max) Dual aspect with a pair of windows to the rear, glazed double doors to the terrace and a further glazed window. The quarry tile floor extends through the kitchen into the utility room and study. The kitchen offers extensive quartz work surfaces to three sides and over a peninsula unit. There are extensive storage cupboards under the work surface, integrated dishwasher, pan drawers and space for a washing machine. Further space for a range-style cooker and hob with tiled splashback and stylish storage units above. The kitchen maximises all available space while still providing ample room for a dining table and chairs. Door to the:

### UTILITY ROOM

6'06 x 6'04 Window to the side, base unit to the rear with quartz work surface over, space for a tumble dryer, and space to the side for a freestanding fridge/freezer. The opposite wall has a run of full-height units providing excellent storage space.

### STUDY

8'06 x 6'03 Windows to the side and front of the property, overlooking the garden from this bright office space.





#### **BEDROOM ONE**

12'01 x 10'03 Window to the side overlooking the garden and parking area. Spacious main bedroom with built-in wardrobes across the rear width of the room, providing excellent storage space.

#### **BEDROOM TWO**

11'00 x 11'01 Window to the front. This generously sized bedroom has ample space for a double bed and further freestanding wardrobes.



#### **BEDROOM THREE**

12'11 x 5'10 Accessed via a walk-through wardrobe from the hallway, with windows to the side (north) and rear (east). Currently configured as a child's bedroom.

#### **BEDROOM FOUR**

9'00 x 5'10 Window to the rear, freestanding wardrobe and space for a single/cabin bed. An ideal nursery room. Adjacent to the outside WC, currently only accessible from the rear of the property, but offering great scope to be incorporated as an additional cloakroom or en-suite.



#### **FAMILY BATHROOM**

8'04 x 6'05 Opaque window to the rear (east), hardwood-effect flooring, tiled walls to ceiling height over the oversized bath with screen and shower over, vanity unit with wash basin. Large storage unit to the front with shelving inside and laundry space beneath. Extractor fan and heated towel rail.

#### **OUTSIDE**

The property is approached over a private driveway from a private road, with gated access to ample parking (for approximately six cars) and an EV charge point. Either side of the driveway, areas of lawn provide great open space to enjoy during the summer months, afforded privacy by recently installed close-board 6ft fencing marking the boundaries. To the side of the bungalow is a substantial terrace enjoying a southerly aspect, providing excellent outdoor dining space adjacent to the kitchen.





### DIRECTIONS

From the A12 heading south, take the Capel St Mary slip road and go straight over at the roundabout. Take the next left onto Bentley Road and continue into the village of Bentley. Just before the village pub (The Case Is Altered), turn right onto Bergholt Road. Continue for approximately a quarter of a mile and turn left onto Hazel Shrub. As the road turns sharply to the right, turn left into the gravelled driveway, where the property can be found on the right-hand side.



### BENTLEY

Bentley is conveniently located for major rail and road networks and provides a primary village school and public house. The village is within the catchment area for East Bergholt High School. There are several independent schools in nearby towns and throughout the area. Comprehensive facilities, including everyday shopping and doctors, are available in the nearby village of Capel St Mary (approximately 1 mile). The A12 links to the M25 and A14. The regional airport is Stansted, approximately one hour by car. Mainline railway station at Manningtree offers services to London Liverpool Street in around one hour.



### SERVICES

Mains water and electricity are connected to the property. EPC rating: D. Council Tax Band: D (£2,175.09 p/a). Heating is via an oil-fired boiler. Local authority: Babergh District Council (0300 123 4000). FTTP high-speed broadband with internal CAT 6 cabling. 5G mobile signal available via EE, Vodafone and O2 ([www.ofcom.co.uk](http://www.ofcom.co.uk)). Flood risk information is available at [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk).



### NOTE

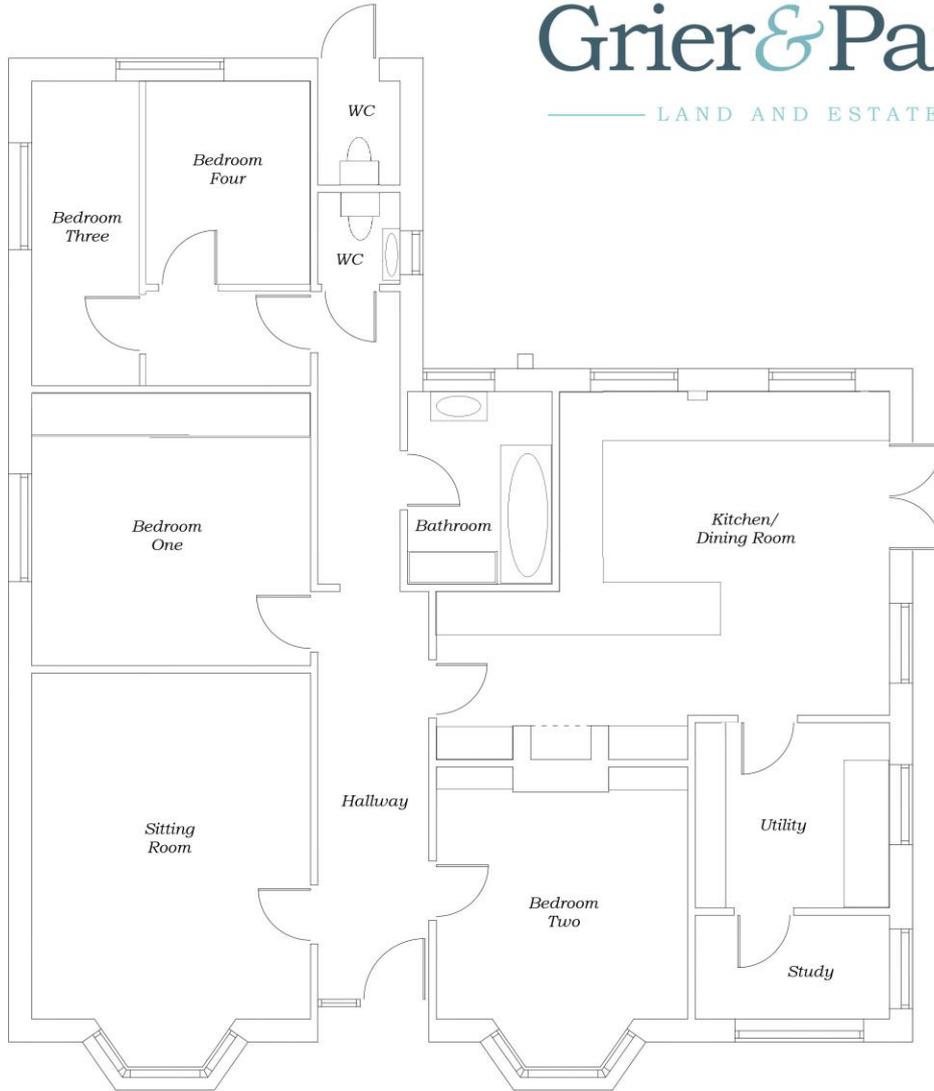
Please note that all pictures, measurements, details and maps provided are for indication purposes only. Though we try to provide as much accurate information as possible, we encourage buyers to carry out their own investigations.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		