Grier & Partners

LAND AND ESTATE AGENTS

WOODVIEW NURSERIES & THE ARBOUR, HAZEL SHRUB, BENTLEY, IPSWICH, SUFFOLK, IP9 2DG

ASKING PRICE OF £725,000

INTRODUCTION

Situated on the edge of the village of Bentley, this four-bedroom bungalow is complemented by a further detached two bedroom bungalow to the rear, offering great flexibility to configure the property overall to a buyer's requirements. The principal bungalow has excellent open-plan living space, complemented by a separate sitting room, utility room and study along with four bedrooms and secure gated off-road parking. The two bedroom bungalow to the rear offers a great opportunity for further accommodation for family or the opportunity to rent out as a holiday let (as currently used). Viewings by appointment only and highly recommended to see what this opportunity has to offer. 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

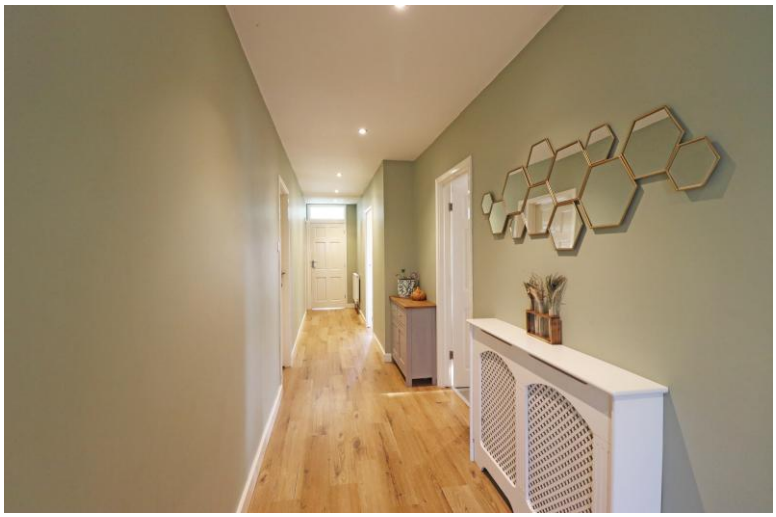
Over a single storey and two dwellings as follows:

ENTRANCE

Via a secure composite door from the front garden, accessed via a private gravel pathway from the 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 dedicated 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). Flood risk information is available at www.gov.uk/check-long-term-flood-risk.

THE ARBOUR (Pictures on page 7)

This two-bedroom single-storey dwelling is defined as a separate property from Woodview Nurseries, benefiting from a kitchen/breakfast room, sitting room, bathroom and two bedrooms. With a large garden and parking space, the bungalow has been utilised in recent years as a profitable Airbnb holiday let; however, it is suitable for a range of uses to suit a purchaser's needs.

INFORMATION

heating is via a new Dimplex electric heating with smart hub and app control, Shared private treatment plant, UPVC throughout, high-speed fibre broadband.

KITCHEN

11'04 x 11'04 Entrance via fully glazed double doors from the patio area in the rear garden. The kitchen benefits from a single-drainer composite sink unit, ample floor and wall units, electric oven with electric hob and extractor above, windows to the rear on either side of the double doors, space for a washing machine/tumble dryer and under-counter fridge. Door into the:

SITTING ROOM

15'09 x 10'05 Window to the rear, electric radiator. A light and flexible room. Door into rear hall and into:

BEDROOM TWO

10'04 x 6'03 Window to the side overlooking the rear garden, electric radiator.

REAR HALL

Airing cupboard. Door into the bathroom and into:

BEDROOM ONE

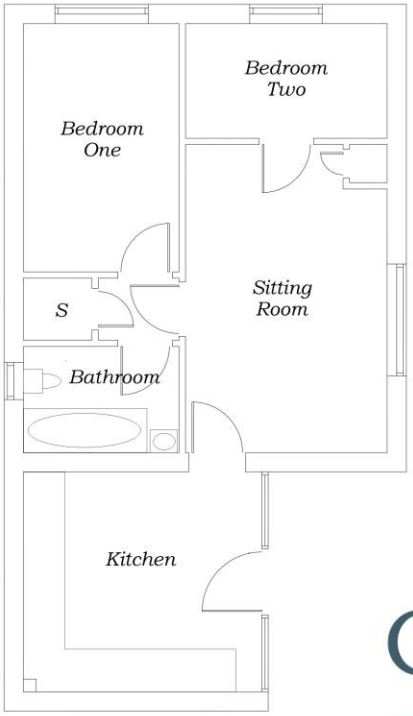
12'09 x 7'11 Window to the side overlooking the garden, electric radiator.

BATHROOM

Window to the front, bath with overhead shower, hand wash basin, WC, electric panel radiator.

OUTSIDE

Approached over a private driveway from a private road, leading to private gated access onto an extensive gravel driveway providing parking for several vehicles. A walkway to the side of the property leads to an extensive terrace enjoying a southerly aspect. The remainder of the garden is laid to lawn with well-defined hedge boundaries to three sides, enjoying southerly and easterly aspects and catching the sun for most of the day.



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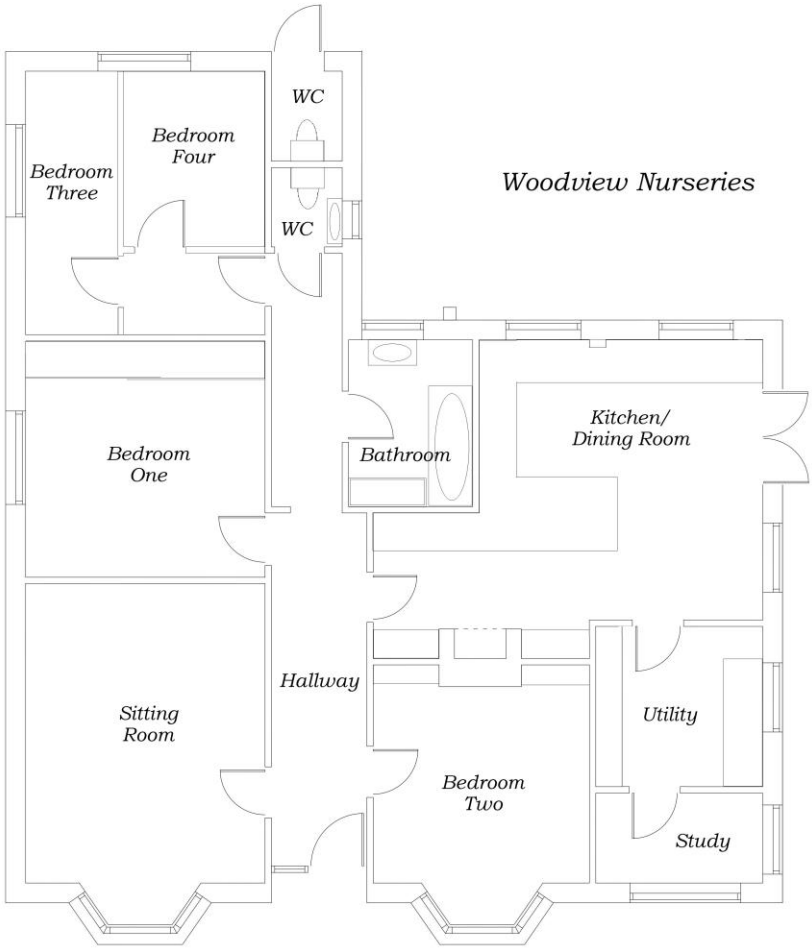
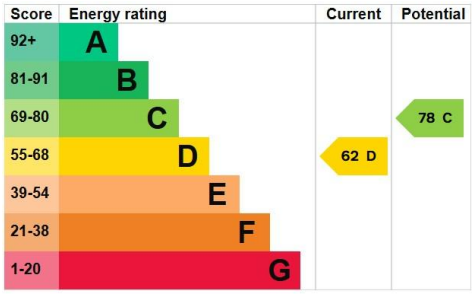


Woodview Nurseries



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