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Pearl Close, Otley, Suffolk, IP6 9QP
Guide Price £525,000 to £550,000

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- Substantial Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Bathroom & En-Suite Shower Room
- Fully Enclosed Rear Garden
- Off-Road Parking for Five Cars
- Detached Double Garage



Set in the rural Suffolk village of Otley lies this beautifully presented four-bedroom detached house which benefits from a fully enclosed rear garden, detached double garage, resin driveway providing off road parking for five cars, newly fitted bathroom, and new oak internal doors throughout.

A summary of the accommodation is as follows: entrance hall, lounge with Inglenook fireplace, dining room, study / snug, kitchen / breakfast room, utility room, ground floor cloakroom, galleried landing, master double bedroom with en-suite shower room, three double further bedrooms, and re-fitted four-piece family bathroom.

Otley is a rural Suffolk village situated around 7 miles from Woodbridge and 8 miles to the North of Ipswich. It holds a typical village feel and great community spirit with numerous local interest groups meeting at the village hall or the White Hart pub. It is the home of Otley College which offers vocationally focused courses in several different areas. Further educational facilities include Otley Primary school, Otley under 5's play group and the local St Mary's Church. There is a handy village convenience store which also doubles as a Post Office and is locally run. The White Hart pub serves good food and local beer and there are bus links to other local villages and the towns of Framlingham and Ipswich. There is an excellent doctor's surgery managed by the Debenham

Group Practice. Otley is the birthplace of Roger Osborne who scored the only goal of the game in the 1978 FA Cup final for Ipswich VS Arsenal.

Outside - Front: There is a shared block-paved driveway from Chapel Road which leads to the property. The front garden is laid to lawn and enclosed by hedging and picket fence with gated side access leading to the rear garden, and path up to the front door which has a canopy porch over. In front of the property is a resin driveway providing off-road parking for five cars, and a detached double garage.

Entrance Hall: The spacious hall has a window to the front aspect, oak effect Karndean floor, radiator, wall-mounted thermostat, coved ceiling with ceiling

roses, built-in cupboard with shelving, and turning staircase to the first floor. Oak internal doors provide access to the lounge, dining room, study / snug, kitchen and cloakroom.

Lounge: 18'2" x 12' (5.54m x 3.66m) A good size dual aspect reception room with box bay window to the rear and window to the front, Villager multi-fuel stove set within a beautiful Inglenook fireplace with oak bressumer over and quarry tiled hearth, radiator, coved ceiling with ceiling roses, and TV and telephone points.

Dining Room: 13'10" x 11'5" (4.22m x 3.48m) The formal dining room is also dual aspect with windows to the front and side, radiator, and coved ceiling with ceiling rose.

Study / Snug: 10'9" x 8'7" (3.28m x 2.62m) This room would make a lovely snug or



useful home office and has a window to the rear aspect, oak effect Karndean floor, radiator, coved ceiling, and TV point.

Kitchen: 18'8" x 13'10" (5.7m x 4.22m) Fitted with an extensive range of modern eye and base level units and drawers, including pull-out recycling bin and pantry cupboard, with roll edge work surfaces, sink and drainer, and tiled splashbacks. Integrated appliances include a fridge freezer, electric double oven and ceramic hob with extractor hood over, with space and plumbing for a dishwasher. Within the kitchen is a radiator, tiled floor, coved ceiling, programmer for the central heating, ceiling inset spotlights, two windows to the rear aspect, French doors opening out to the garden, and door through to:

Utility Room: Base level unit with new wood work surface, space and plumbing for a washing machine and space for a tumble dryer, tiled floor, radiator, coved ceiling, window to the side aspect, and door opening out to the side.

Cloakroom: A stylish two-piece suite comprising low-level WC and vanity hand wash basin with storage beneath and tiled splashback; there is a radiator, oak effect Karndean floor, coved ceiling, and opaque window to the side aspect.

Galleried Landing: Window to the front aspect, radiator, airing cupboard housing the hot water cylinder, loft access, coved ceiling with ceiling roses, and oak internal doors to the bedrooms and bathroom.

Master Bedroom: 13'10" x 11'10" (4.22m x 3.6m) Window to the rear aspect,

radiator, built-in wardrobe and cupboard, and door through to:

En-Suite Shower Room: A three-piece suite comprising shower enclosure, low-level WC and vanity hand wash basin with ample storage beneath. The en-suite has a radiator, partial metro tiled walls, coved ceiling, and opaque window to the rear aspect.

Bedroom Two: 13'10" x 11'5" (4.22m x 3.48m) Window to the front aspect, radiator, coved ceiling, TV point, and two sets of built-in wardrobes.

Bedroom Three: 12'1" x 9'10" (3.68m x 3m) Window to the rear aspect, radiator, coved ceiling, and built-in wardrobe.

Bedroom Four: 12'1" x 8'1" (3.68m x 2.46m) Window to the front aspect, radiator, coved ceiling, and built-in wardrobe and cupboard.

Family Bathroom: A re-fitted four-piece suite comprising bath, shower enclosure with aquaboarding, low-level WC and pedestal hand wash basin. The bathroom has a heated towel rail, half-height metro tiled walls, ceiling inset spotlights, and opaque window to the side aspect.

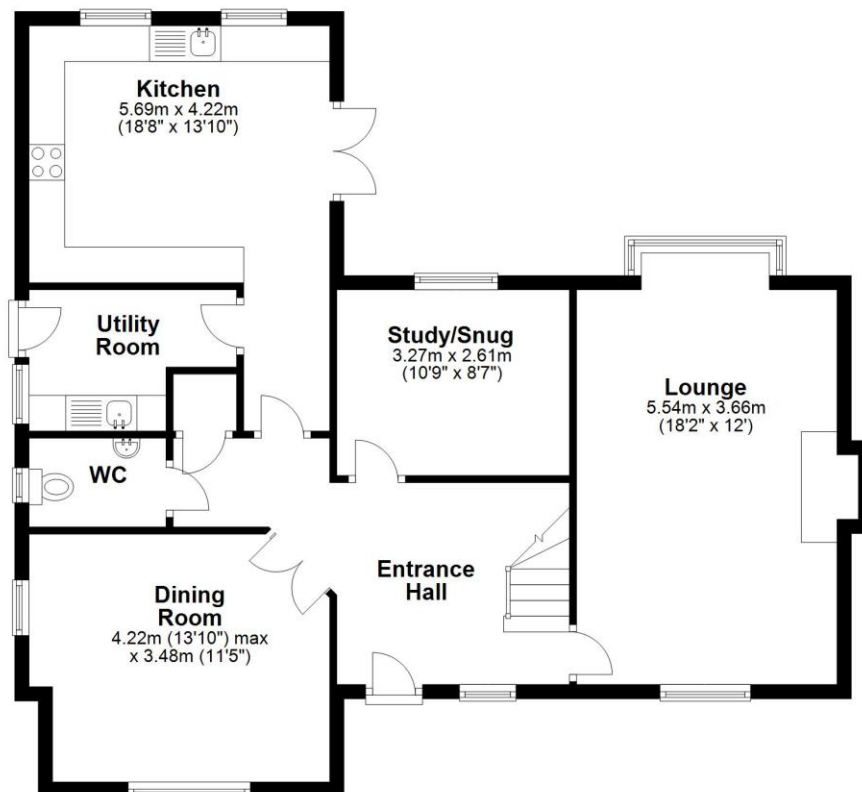
Outside - Rear: The garden is predominantly laid to lawn with a large, decked seating area and is enclosed by panel fencing and mature hedging. To the side of the property there is a greenhouse, outside tap, and water butts.

Detached Double Garage: Two up and over doors, pedestrian door opening out to the side, and has power and light connected.

Agent's Note: There are drawings available for a single storey extension under permitted development.

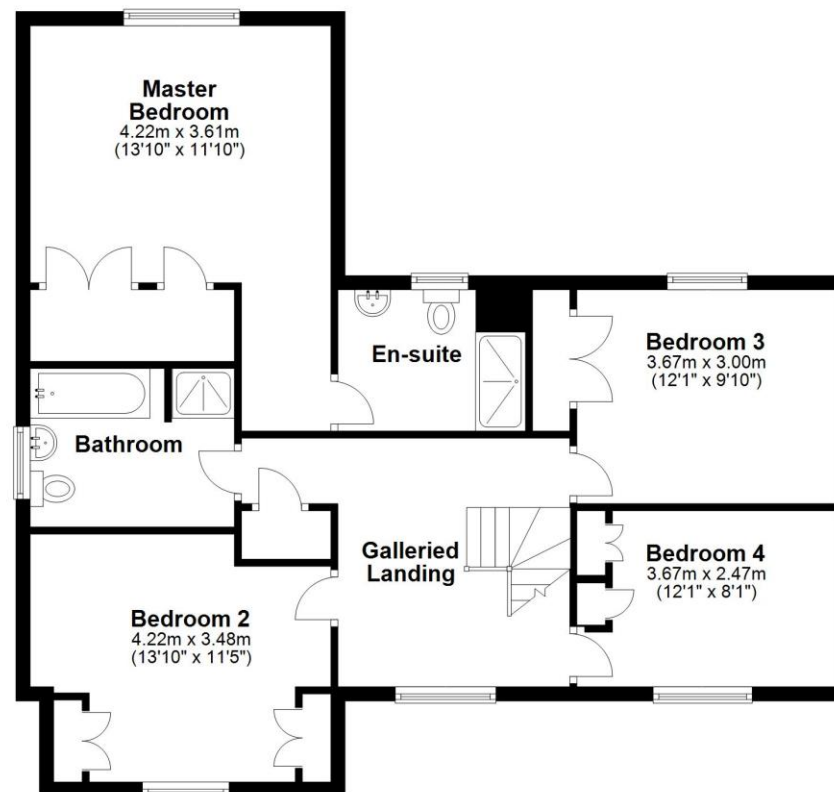
Ground Floor

Approx. 84.4 sq. metres (908.6 sq. feet)



First Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



Total area: approx. 168.6 sq. metres (1814.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: F



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