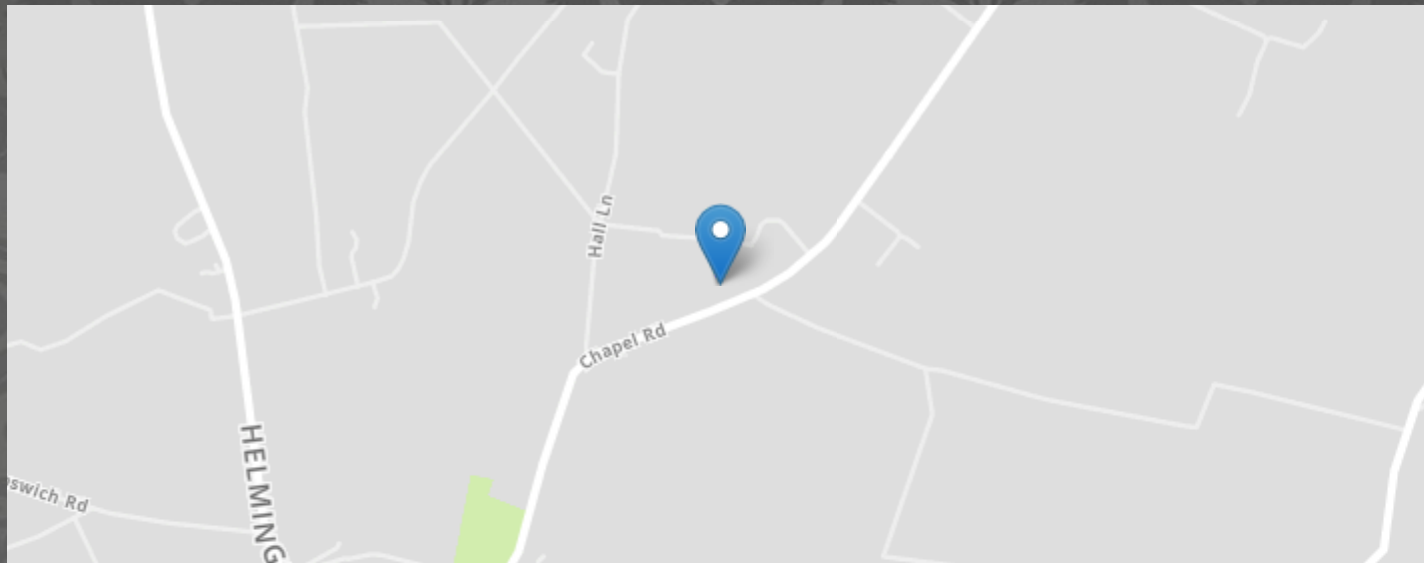


Chapel Road, Otley, Ipswich



- POPULAR OTLEY VILLAGE
- DETACHED THREE BEDROOM BUNGALOW
- SITTING ROOM AND DINING ROOM
- TWO GARAGES
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- SITUATED ON A GENEROUS PLOT
- KITCHEN AND SEPARATE UTILITY ROOM
- LARGE, PRIVATE REAR GARDEN
- GOOD SIZED FRONT GARDEN WITH PARKING FOR MULTIPLE VEHICLES

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Chapel Road, Otley, Ipswich

Situated on a GENEROUS PLOT, in popular OTLEY VILLAGE, is this DETACHED THREE BEDROOM BUNGALOW with PRIVATE rear GARDEN, TWO GARAGES and off road PARKING for multiple vehicles. Accommodation comprises entrance porch, hall, sitting room, dining room, kitchen and separate UTILITY ROOM, with three bedrooms and a family bathroom. Being close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is strongly advised to avoid disappointment.

£485,000

Chapel Road, Otley, Ipswich

Entrance porch

Window to side, door to:

Entrance hall

Access to the airing cupboard and doors to the sitting room, dining room, all three bedrooms and the family bathroom.

Sitting room

4.91m x 4.50m (16' 1" x 14' 9") Window to front, feature fireplace, door to:

Dining room

4.35m x 3.30m (14' 3" x 10' 10" (max) Two windows to side, providing an abundance of natural light, space for a family dining table, door back into the entrance hall and further door to:

Kitchen

3.38m x 2.35m (11' 1" x 7' 9") Window to side, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, built in slimline dishwasher and space for a fridge/freezer and washing machine. Door to:

Utility room

2.13m x 1.77m (7' 0" x 5' 10") Window to rear and door to front, overlooking and giving access to the garden. Range of base and eye level units with worktops over, sink and space for a tumble dryer.

Bedroom one

3.56m x 2.89m (11' 8" x 9' 6"(max) Window to front.

Bedroom two

3.66m x 2.42m (12' 0" x 7' 11") Window to rear, overlooking the garden.

Bedroom three

2.82m x 2.06m (9' 3" x 6' 9") Window to rear, overlooking the garden.

Family bathroom

2.79m x 1.83m (9' 2" x 6' 0") Window to rear, panel enclosed bath, separate shower cubicle, hand wash basin and WC.

Outside

The front of the property has been partly blocked paved, providing off road parking for multiple vehicles, leading to the garage (5.31m x 2.47m (17' 5" x 8' 1"), with up and over door, power and light connected. The remainder has been mainly laid to lawn with plant/shrubs, and hedge/wooden fence borders. There is access to the front door and a side gate leads to the rear garden.

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn. There is a low level pond and pathways leading to a garden shed, which we understand is to remain, all enclosed by wooden fencing. A second garage (7.79m x 3.19m (25' 7" x 10' 6") is located in the garden with personnel door and window, and could easily be converted to a home office.

Important information

Tenure - Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired central heating system.
Council tax band C.
EPC rating TBC.
Our ref: SM/elr.

Location

Otley is a small village located to the north of Suffolk's county town Ipswich, and north-west of the popular market town of Woodbridge. The village benefits from a local primary school, village shop and post office, doctors' surgery, village hall and playing field, as well as the White Hart public house. The village is home to popular Otley College, specialising in agriculture, horticulture, arboriculture, and animal studies, as well as construction, engineering and sport. There is a bus service direct to Ipswich, Woodbridge and Framlingham, with the A12 and A14 both being within close proximity.



Chapel Road, Otley, Ipswich

Directions

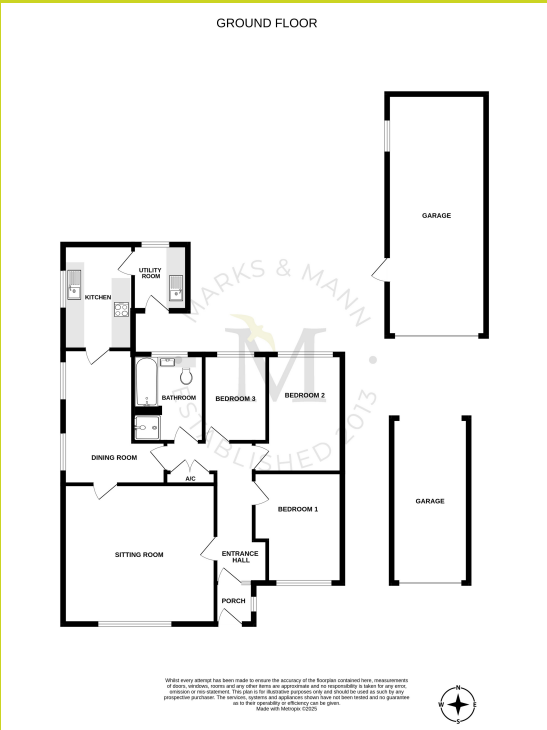
Using a SatNav, please use IP6 9NX as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.