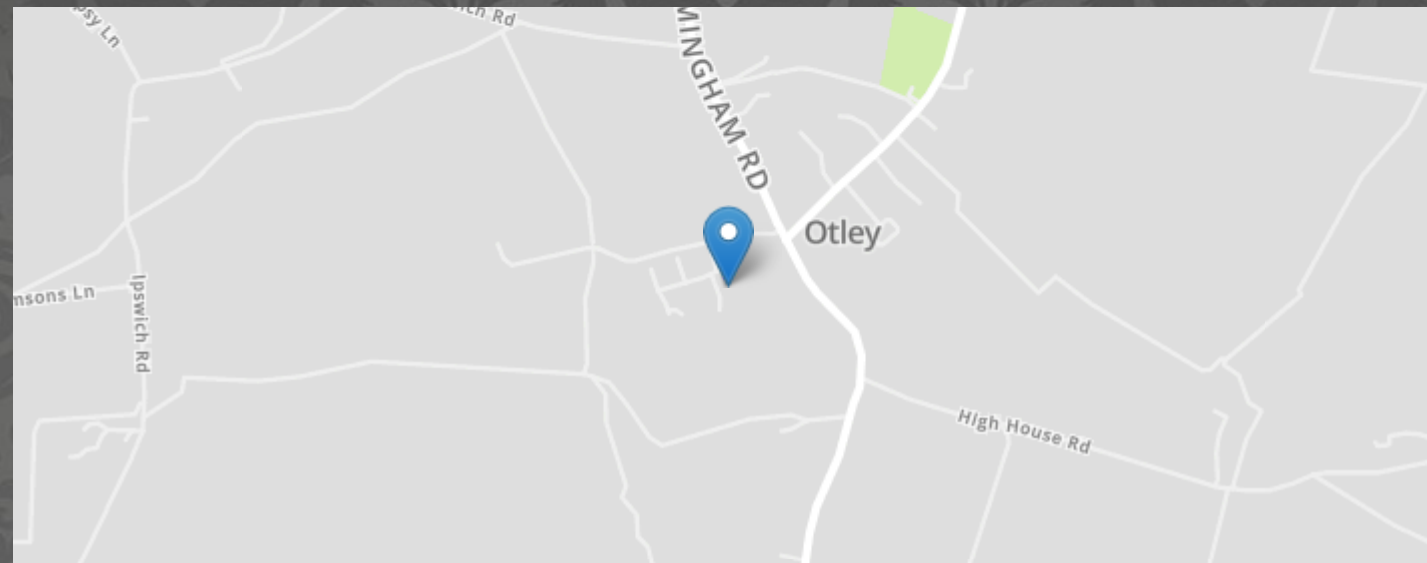


St Marys View, Otley, Ipswich



- OTLEY VILLAGE
- SITTING/DINING ROOM AND KITCHEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE WITH POWER AND LIGHT CONNECTED
- AIR SOURCE HEAT PUMP
- BUILT 2020
- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EPC RATING B
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES

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MARKS & MANN



St Marys View, Otley, Ipswich

Situated in a CUL-DE-SAC location, in popular Otley Village, is this SEMI-DETACHED THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, kitchen and downstairs cloakroom, with three bedrooms, with bedroom one having an en-suite shower room, and a family bathroom upstairs. Close to LOCAL SCHOOLS, shops, amenities and bus route, an early viewing is strongly advised to avoid disappointment.

£365,000

St Marys View, Otley, Ipswich

Entrance hall

Stairs to first floor and doors to the sitting/dining room, kitchen and downstairs cloakroom.

Downstairs cloakroom

Window to front, hand wash basin and WC.

Kitchen

3.70m x 2.77m (12' 2" x 9' 1") Window to front, range of modern base and eye level units with worktops over, sink, built-in oven with hob and extractor over, and Integrated appliances, including a dishwasher, fridge/freezer and washing machine.

Sitting/dining room

5.25m x 5.20m (17' 3" x 17' 1") (max) Two windows and French doors to rear, overlooking and giving access to the garden, with space at one side for a family dining table and at the other, a comfy/seating area.

First floor landing

Doors to to the airing cupboard, all three bedrooms and the family bathroom.

Bedroom one

3.62m x 3.09m (11' 11" x 10' 2") Window to rear overlooking the garden, door to:

En-suite shower room

Window to rear, shower cubicle, hand wash basin and WC.

Bedroom two

3.35m x 2.98m (11' 0" x 9' 9") (max) Window to front.

Bedroom three

3.09m x 2.95m (10' 2" x 9' 8") (max) Window to front.

Family bathroom

2.09m x 1.95m (6' 10" x 6' 5") Panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been predominately laid to lawn with a low hedge to the front and a pathway leading to the front door. There is a driveway to the side of the property providing off road parking, leading to the garage with up and over door, power and light connected. A side gate gives access to the 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 laid, enclosed by wooden fencing.

Important information

Tenure - Freehold.
Annual services charge of £250pcm (@ 28/10/25).
Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via an air source heat pump.
Council tax band C.
EPC rating B.
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.



St Marys View, Otley, Ipswich

Directions

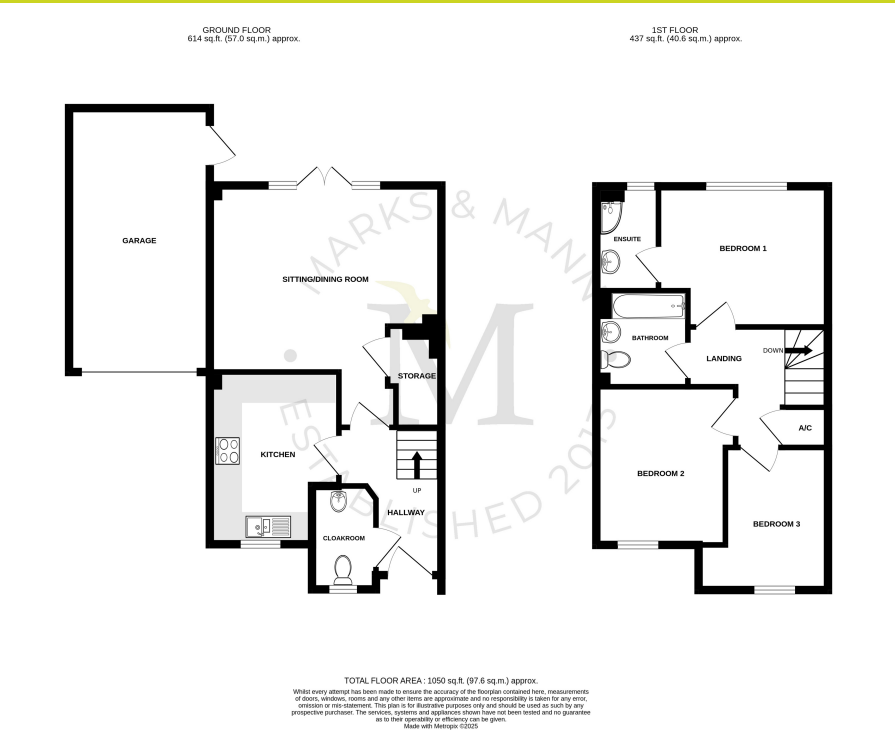
Using a SatNav, please use IP6 9HE as the point of destination.

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.

