

Little Meadows Drive, Otley, Suffolk,
IP6 9NW
Guide Price £350,000 to £375,000

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- Detached Bungalow
- Three Bedrooms
- 21ft Dual Aspect Living Room
- 19ft Kitchen
- Bathroom & En-Suite Shower Room
- Ample Off-Road Parking
- Detached Workshop to Rear
- Wraparound Gardens
- Double-Glazing & Electric Heating



This three-bedroom detached bungalow is in the sought-after village of Otley and benefits from ample off-road parking for several cars, a detached workshop to the rear, wraparound gardens, double-glazing, and electric heating. The accommodation comprises an entrance hall, 21ft dual aspect living room, 19ft kitchen, conservatory, bathroom, and three bedrooms, one of which benefitting from an en-suite shower room.

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.

Entrance Hall: Velux window, wall-mounted electric heater, laminate floor, and doors leading to:
Living Room: *21'1" x 15'9" (6.43m x 4.8m)* Dual aspect with two sets of double-glazed sliding patio doors opening out to the front and a further double-glazed sliding patio door opening out to the rear, wall-mounted electric heater, and a feature fireplace.
Kitchen: *19'6" x 7'9" (5.94m x 2.36m)* Fitted with a range of modern eye and base units with





drawers, roll edge work surfaces, sink and drainer, and metro tile splashbacks. The are two integrated ovens and a hob with space for a washing machine, dishwasher and American style fridge freezer. The kitchen has double-glazed windows to the rear and side aspects and double doors leading to:

Conservatory: *11'2" x 9'9" (3.4m x 2.97m)* Double-glazed window surround and double-glazed French doors opening out to the side.

Bedroom One: *13'3" x 10'6" (4.04m x 3.2m)* Double-glazed window to the rear aspect, wall-mounted electric heater, and door through to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, close-couple WC and hand wash basin, along with a Velux window.

Bedroom Two: *12'6" x 7'8" (3.8m x 2.34m)* Double-glazed window to the rear aspect and a wall-mounted electric heater.

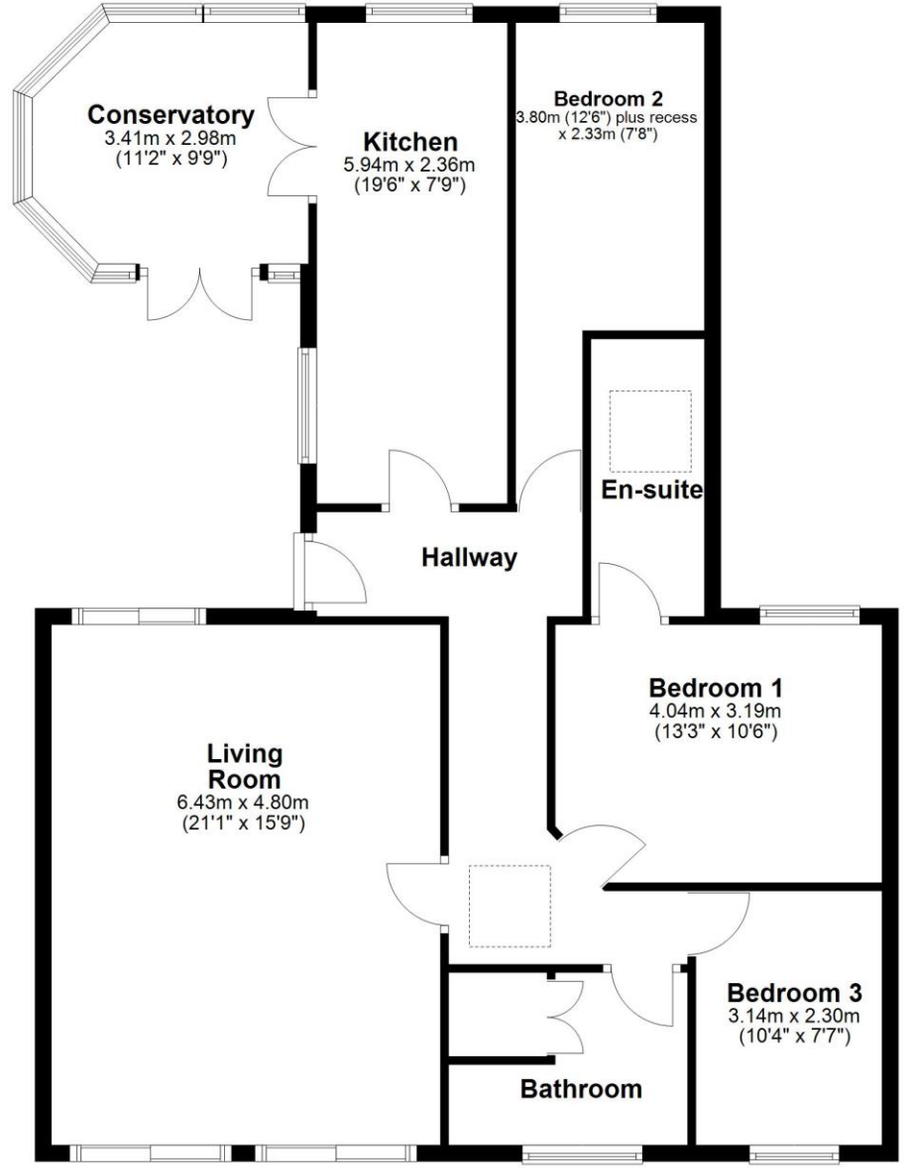
Bedroom Three: *10'4" x 7'7" (3.15m x 2.3m)* Double-glazed window to the front aspect and a wall-mounted electric heater.

Family Bathroom: A three-piece suite comprising a bath with shower over, low-level WC and hand wash basin, along with part tiled walls, a cupboard housing the hot water cylinder, and double-glazed window to the front aspect.

Outside: The bungalow is set back from the road and is accessed via a private driveway with a five-bar gate opening onto a gravel driveway providing off-road parking for several vehicles with a turning area. The frontage is laid to lawn with a patio leading out from the living room together with a large laid to bark area. The garden wraps round to the side where there is a gravel area which the conservatory opens onto and is where you will find the entrance door. The gravel then continues round to the rear where there is a lawn, outside lighting and detached workshop which has power and light connected. The whole garden is fully enclosed by fencing.

Ground Floor

Approx. 111.1 sq. metres (1195.5 sq. feet)



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

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Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,
EPC Rating: D
Council Tax Band: C





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