



Palmer & Partners



Pearl Close, Otley, Suffolk, IP6 9QP
Asking Price £550,000

Palmer & Partners

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- Spacious Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Fully Integrated Kitchen/Breakfast Room
- Utility Room & Ground Floor Cloakroom
- Shower Room & Two En-Suites
- Detached Double Garage
- Driveway Providing Off-Road Parking
- Good-Sized Rear Garden
- Oil-Fired Central Heating & Double-Glazing

Located in the heart of Otley village close to the village shop, school and doctors' surgery lies this nicely presented and very spacious four-bedroom detached house. Sitting on the corner of a small modern development, this family home comes with oil-fired central heating, double-glazing, a good-sized rear garden, and a detached double garage with driveway in front providing off-road parking. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. To the ground floor is an inviting entrance hall, cloakroom, dining room, kitchen/breakfast room with integrated appliances, utility room, snug, and impressive dual aspect living room with Inglenook fireplace and log burner. The first floor has a landing, two well-

proportioned double en-suite bedrooms, two further generous double bedrooms, and the family 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, 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: The garden is a good size and predominantly laid to lawn with mature hedging at the front, gated side access to the rear garden, and a path leading to the portico-style porch and front door.

Entrance Hall: The inviting hallway has a radiator, Karndean flooring, and a central turning staircase. There are doors to the cloakroom, kitchen/breakfast room and living room, a set of double doors into the dining room, and a doorway into the lobby.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a heated towel rail, tiled walls and floor, and a double-glazed opaque window to the front aspect.

Dining Room: 17'4" x 9'6" (5.28m x 2.9m) Two double-glazed windows to the front aspect and a radiator.

Kitchen/Breakfast Room: 15'8" x 14'1" (4.78m x 4.3m) Fitted with an extensive range of modern eye and base level units and drawers, roll edge work surfaces, sink and drainer, and tiled splashbacks. All the appliances are integrated and include a fridge freezer, dishwasher, Neff oven & grill, and Neff induction hob with extractor hood over. There is a radiator, tiled flooring, space for a table and chairs, double-glazed window to the front aspect, a set of double-glazed French



doors opening out to the rear garden, and a door leading to:

Utility Room: 5'8" x 5'2" (1.73m x 1.57m)

Double-glazed window to the rear aspect, a double-glazed door opening out to the side, space and plumbing for a washing machine, an oil-fired boiler, and tiled flooring.

Lobby: Built-in double cupboard and a door leading to:

Snug: 8'5" x 7'5" (2.57m x 2.26m) Double-glazed window to the side aspect and a radiator.

Living Room: 17'4" x 14'8" (5.28m x 4.47m)

The impressive dual aspect living room features a charming inglenook fireplace with bressummer beam, inset lighting and a log burner, creating an attractive focal point. Natural light floods in through a double-glazed window to the side and a box bay to the rear incorporating double-glazed windows

and a set of French doors. There are also two radiators.

First Floor Landing: Double-glazed window to the rear aspect, a built-in double cupboard, radiator, and access to the loft. Doors lead to the bedrooms and family shower room.

Bedroom One: 15' x 9'3" (4.57m x 2.82m)

Double-glazed window to the rear aspect, a radiator, built-in wardrobes with sliding doors, and a door leading to:

En-Suite Shower Room: 7'8" x 4'7" (2.34m x 1.4m) A stylish three-piece suite

comprising a shower enclosure and vanity unit incorporating a close-couple WC and wash hand basin with storage beneath. There are tiled walls and floor, a heated towel rail, and a double-glazed opaque window to the side aspect.

Bedroom Two: 15'8" x 12'2" (4.78m x 3.7m)

A dual aspect guest bedroom with double-glazed windows to the front and

rear, a radiator, built-in double wardrobe, and a door leading to:

En-Suite Bathroom: 9'5" x 5'9" (2.87m x 1.75m) A stylish three-piece suite comprising a bath with shower over and shower screen and a vanity unit incorporating a close-couple WC and wash hand basin with storage beneath. There are tiled walls and floor, a heated towel rail, and a double-glazed opaque window to the front aspect.

Bedroom Three: 10' x 9' (3.05m x 2.74m) Double-glazed window to the front aspect, a radiator, and built-in wardrobe with sliding doors.

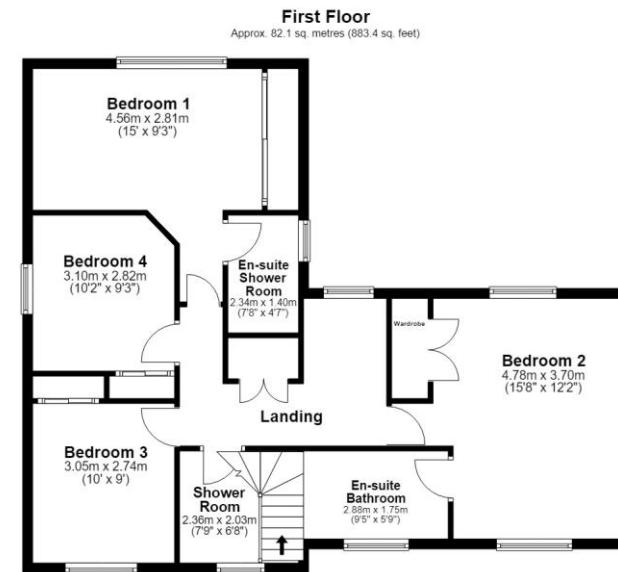
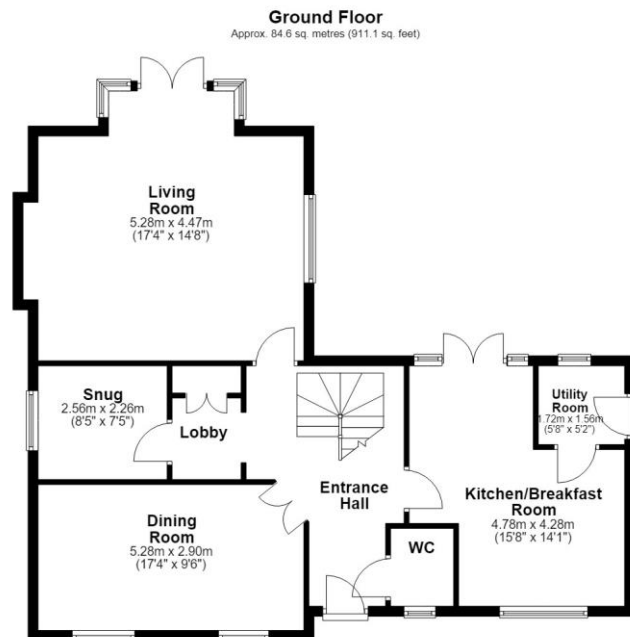
Bedroom Four: 10'2" x 9'3" (3.1m x 2.82m) Double-glazed window to the side aspect, a radiator, and built-in wardrobe with sliding doors.

Shower Room: 7'9" x 6'8" (2.36m x 2.03m) A stylish three-piece suite comprising a shower enclosure and vanity unit

incorporating a close-couple WC and wash hand basin with ample storage beneath. There are tiled walls and floor, a heated towel rail, wall-mounted cupboards, and a double-glazed opaque window to the front aspect.

Outside – Rear: The garden is predominantly laid to lawn with a patio area, door to the garage, and is enclosed by fencing and retaining wall. The oil tank is housed in the rear garden and there is gated rear access to the garage which has a driveway in front providing off-road parking.

Detached Double Garage: 16'5" x 15'6" (5m x 4.72m) Two single up and over doors, EV charging point, pedestrian door opening out to the rear garden, and a pitched roof providing storage space.



Total area: approx. 166.7 sq. metres (1794.5 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, 3 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: F



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