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Chapel Road, Otley, Suffolk, IP6 9NT
Asking Price £450,000

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- Extended Semi-Detached House
- Four Bedrooms
- Lounge with Wood Burner
- 24ft Kitchen/Dining/Family Room
- Utility Room & Ground Floor Cloakroom
- Four-Piece First Floor Bathroom
- En-Suite Shower Room
- Ample Off-Road Parking to Front
- Substantial Rear Garden



Located in the heart of the sought-after village of Otley lies this stunning four-bedroom semi-detached house which is beautifully presented and finished to an exceptionally high standard throughout. Purchased by the current owners eight years ago as a three-bedroom dwelling, they have refurbished and remodelled the property including the addition of a second storey and wraparound extension to the rear. The property also comes with ample off-road parking to the front and a substantial rear garden with newly laid porcelain patio. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality of the finish and the size of the accommodation on offer. To the ground floor is a front

porch, entrance hall, utility room, lounge with wood burning, stunning 24ft kitchen/dining/family room with bi-fold doors and integrated kitchen appliances, and a cloakroom. On the first floor is the landing, well-proportioned master bedroom with en-suite shower room, three further bedrooms, and a stylish 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 lawned area with mature shrubs, a large gravel driveway providing ample off-road

parking, and double gates to the side lead to the rear garden.

Front Porch: Window to the side aspect and opening into:

Entrance Hall: Tiled flooring, staircase rising to the first floor, and doors providing access to the utility room and lounge.

Utility Room: 6'9" x 5'10" (2.06m x 1.78m) Window to the front aspect, base level units with roll edge work surface, space and plumbing for a washing machine, wall-mounted boiler, a radiator, and decorative tiled flooring.

Lounge: 15'8" x 12'1" (4.78m x 3.68m) Window to the front aspect, a radiator, wood burner, and a bespoke storage and shelving unit.

Kitchen/Dining/Family Room: 24'9" x 23'8" (7.54m x 7.21m) This exceptional



open-plan living space forms the heart of the home. From the lounge a set of French doors open into the family area with a sky lantern, large picture window overlooking the rear garden, stylish recessed shelving, and a modern vertical radiator. The space continues into the dining area with space for a table and chairs and a set of bi-fold doors opening onto a newly laid porcelain patio, which in turn continues through to the kitchen which is fitted with a range of contemporary handleless cupboards and deep pan drawers with quartz work surfaces. There is a modern vertical radiator, window to the side aspect, and a large centre island incorporating a breakfast bar with quartz work surface, an undermount sink, integrated

dishwasher and pull-out bin storage, and cupboards and pan drawers beneath providing extra storage. Integrated appliances include a fridge freezer and range-style cooker with extractor hood over, with a built-in pantry cupboard. Throughout this open-plan space is tiled flooring and ceiling inset spotlights. A door opens to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin with decorative tiled splashback, along with a heated towel rail.

First Floor Landing: Doors providing access to the bedrooms and bathroom.

Master Bedroom: 14'9" x 11'8" (4.5m x 3.56m) Window to the rear aspect, a radiator, and door leading to:

En-Suite Shower Room: A stylish two-piece suite comprising a walk-in shower enclosure and a ceramic sink sitting on a large vanity unit with cupboards beneath providing ample storage. There is tiled flooring, part tiled walls, and a heated towel rail.

Bedroom Two: 11'11" x 9'6" (3.63m x 2.9m) Window to the front aspect and a radiator.

Bedroom Three: 15' x 10'9" (4.57m x 3.28m) Two windows to the front aspect and a radiator.

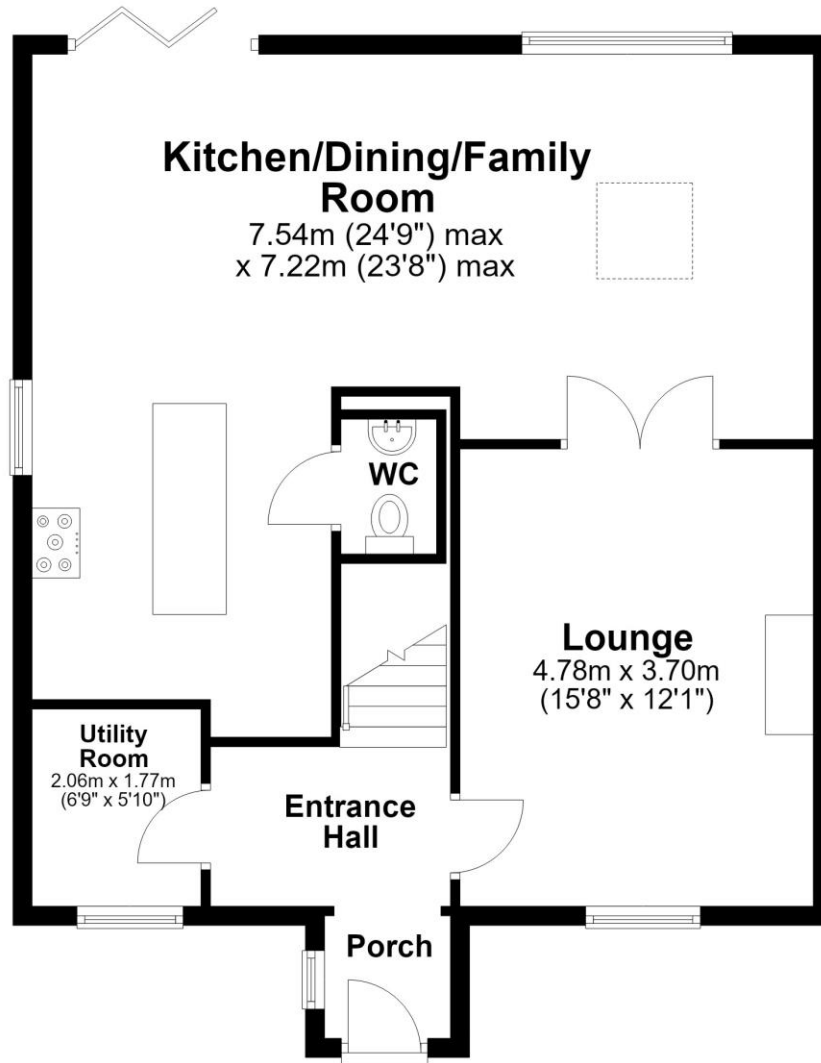
Bedroom Four: 6'9" x 6' (2.06m x 1.83m) Window to the rear aspect and a radiator.

Family Bathroom: A stylish four-piece suite comprising a freestanding bath, corner shower enclosure, low-level WC and vanity hand wash basin with deep drawers beneath. The bathroom also features a heated towel rail, tiled splashbacks, decorative tiled flooring, and a window to the side aspect.

Outside – Rear: Leading out from the dining room is a newly laid large porcelain patio which is ideal for alfresco dining with a further patio seating area with pergola over. There is a step up to the remainder of the garden which is extensively laid to lawn with raised flowerbeds, shrub borders, mature tree, and two large sheds. The whole garden is fully enclosed by fencing, retaining wall and mature hedging.

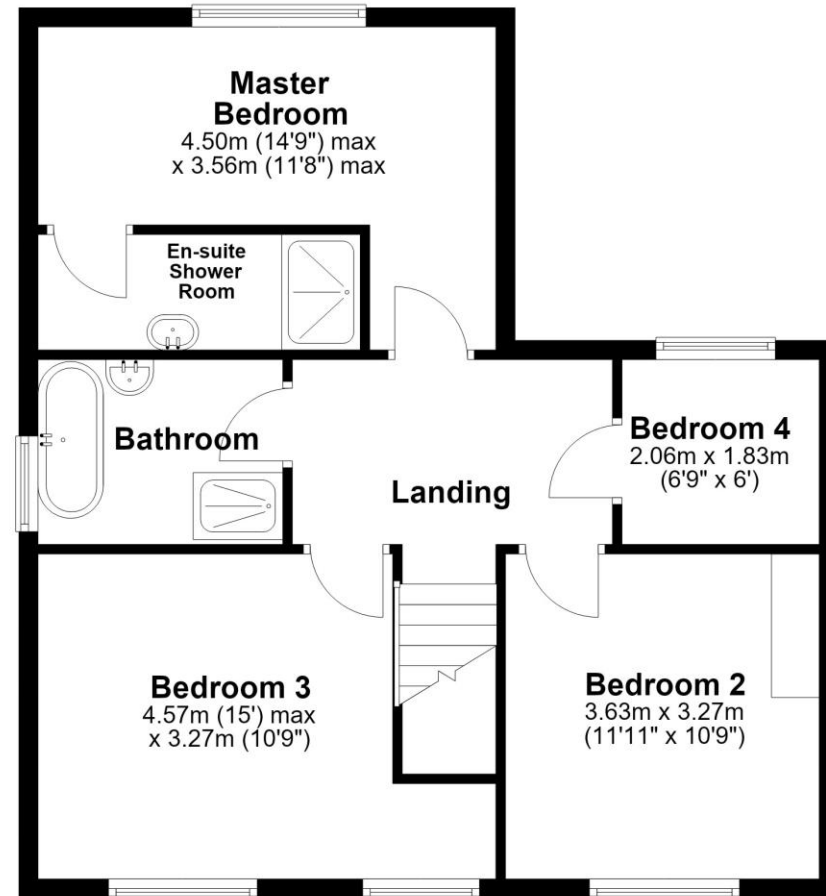
Ground Floor

Approx. 78.7 sq. metres (846.9 sq. feet)



First Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 137.2 sq. metres (1477.1 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, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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