

Garden Cottage, Church Road, Otley, Ipswich, IP6 9NP

# welcome to

# **Garden Cottage, Church Road, Otley, Ipswich**

This stunning, four bedroom, detached home boasts a spacious lounge/diner, a study, a large kitchen/diner, a utility room, a ground floor cloakroom, a 1st floor four piece bathroom, a beautiful, ample off street parking and an un-overlooked garden with a double cart lodge, a workshop and large shed.













#### **Entrance Hall**

15' 1" x 6' 5" ( 4.60m x 1.96m )

Victorian style flooring throughout, one radiator, a bespoke front door, loft hatch and understairs storage cupboards.

#### Cloakroom

3' 2" x 2' 5" ( 0.97m x 0.74m )

Low level WC, a partially wall papered wall and tiled flooring.

## **Living Room**

15' 1" x 12' 9" ( 4.60m x 3.89m )

Double glazed windows to the side, a port hole window to the side, French doors leading to the garden, carpet flooring, one radiator, a wall papered wall, TV point and an open archway leading to the study.

# Study

14' 3" x 12' 2" ( 4.34m x 3.71m )

Double glazed bay window to the front, carpet flooring, one radiator, a wall papered wall and a fitted wood burner.

#### Kitchen

15' x 9' 9" ( 4.57m x 2.97m )

Eye and base level units in white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, an integrated microwave, an integrated dishwasher, space for a washing machine and American fridge/freezer, tiled splashback, spot lights, one radiator, an opening leading to the dining room, oak effect flooring and double glazed window to the rear.

# **Dining Room**

10' 8" x 9' 7" ( 3.25m x 2.92m )

Double glazed window to the front, an additional Velux window, down lighters, carpet flooring, one radiator and an opening leading to the kitchen.

## **Utility Room**

9' 1" x 6' 7" ( 2.77m x 2.01m )

Double glazed window to the rear, a door leading to the garden, tiled flooring, a boiler, a fitted wood effect worktop, space for a washing machine and tumble dryer. The cloakroom is located off this room.

# **First Floor Landing**

Split level landing with a Velux window, suspended lights and carpet flooring.

#### **Master Bedroom**

12' 3" x 10' 5" ( 3.73m x 3.17m )

Double glazed window to the front, one radiator, carpet flooring and two double built in, sliding wardrobes.

#### **Bedroom Two**

15' x 9' 2" max ( 4.57m x 2.79m max )

Double glazed window to the side, an additional Velux window, one radiator, a wall papered wall and carpet flooring.

#### **Bedroom Three**

15' 7" x 7' 1" ( 4.75m x 2.16m )

Double glazed window to the side, carpet flooring, one radiator, a wall papered wall and loft hatch.

#### **Bedroom Four**

10' 5" x 5' 5" ( 3.17m x 1.65m )

A Velux window, a built in wardrobe and carpet flooring.

#### **Bathroom**

8' 6" x 7' 9" max ( 2.59m x 2.36m max )

A generous sized, four piece bathroom with a Velux window, part tiled walls, grey wood effect flooring, an enclosed WC, a standalone, circular vanity sink with standalone chrome mixer tap, a corner shower with waterfall shower and glass enclosure, a bath with shower attachment and one radiator.

#### **Garden & Outside**

The entrance to this stunning property is via double electric gates, there is a large shingle driveway, providing ample off street parking, a double cart lodge and a workshop and large shed to the left. To the right there is a large, immaculately kept lawned area with a retaining brick wall, a pathway leading to the front of the garden, a summer house with power, a patio seating area, hedging, fencing and an outside tap and light. This is a real sun-trap garden and is also private and un-overlooked!

#### **Front Garden**

A gated area upon entry with hedging, a lawned area, a side access gate leading to the rear garden and a walkway leading to the front door.

# **Double Cart Lodge**

18' 6" x 18' (5.64m x 5.49m)

## Workshop

18' 6" x 12' 3" ( 5.64m x 3.73m )

Double glazed windows to the side and front, power, light, barn style doors to the side, an additional door to entry,

## **Large Shed**

17' 3" x 4' 6" ( 5.26m x 1.37m )

Sliding doors to entry, an additional door and power.





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# Garden Cottage, Church Road, Otley, **Ipswich**

- Spacious lounge with a door to the garden
- Large kitchen/diner & seperate utility room
- Ground floor cloakroom & 1st floor four piece bathroom
- Ample off street parking with double electric gates
- Beautiful, un-overlooked garden

Tenure: Freehold EPC Rating: E

Council Tax Band: D

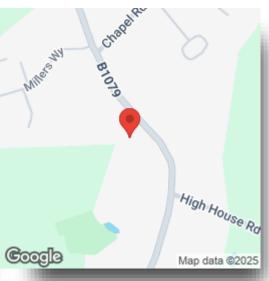
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# £525,000 - £550,000









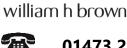
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