



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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welcome to

Garden Cottage, Church Road, Otley, Ipswich

- Spacious lounge with a door to the garden
- Large kitchen/diner & separate 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

guide price

£525,000 - £550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS120125 - 0003

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk