

A four bedroom house in the centre of the desirable village of Otley, with good sized garden at the rear backing onto open farmland.

Guide Price
£415,000 Freehold
Ref: P5766/J

46 Church Road
Otley
Woodbridge
Suffolk
IP6 9NP



Entrance hall, sitting room, dining room, conservatory, kitchen, utility room and cloakroom.

Master bedroom with en-suite shower room. Three further bedrooms and family bathroom.

Single garage and driveway.

Good sized mature gardens to the front and rear.

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Location

The property is located in the centre of the quiet and popular village of Otley, set long Church Road. The village has an excellent community spirit and benefits from a shop/post office, a primary school, medical centre, church and public house, The White Hart.

Otley is some 8 miles north of the County town of Ipswich and a similar distance from the historic market town of Woodbridge, on the banks of the River Deben. It is also ideally situated for access to all parts of the County. The A14 at Stowmarket is within 10 miles and the A12, which by-passes Woodbridge, provides access to Felixstowe and London. The Heritage coast is approximately 20 miles. There are main line Inter-City rail services to London Liverpool Street station from Ipswich and Stowmarket.

Description

46 Church Road was built during the early 1990's and comprises a relatively spacious four bedroom family house with good size, mature gardens to the front and rear. The vendors have lived at the property for 14 years and have undertaken various alteration and improvement works in recent times including the addition of the conservatory and refurbishment of the bathroom and en-suite shower room.

The rear garden is delightful, and facing in a south westerly direction benefits from the sun throughout the day. The garden also enjoys direct views of St Michael's Church, together with a patio area immediately adjoining the rear of the property, a useful storage shed, raised railway sleeper beds and a summerhouse/cabin.

The Accommodation

The House

Ground Floor

A part glazed wooden front door opens into the

Entrance Hall

With stairs to first floor incorporating an understairs storage area, wood effect flooring, radiator and doors off to

Cloakroom

With WC, wash basin and radiator.

Sitting Room 19'8 x 11'9 (5.99m x 3.58m)

A spacious reception room with the focal point being the open fireplace with raised stone hearth. Window overlooking the front drive, village street and beyond. TV and telephone points. Radiators, interconnecting doors to the Dining Room and fully glazed French doors to the



Conservatory 10'11 x 10' (3.33m x 3.05m)

A delightful addition to the house, providing a further reception area. Of UPVC construction set on a raised brick plinth with vaulted Perspex ceiling, the conservatory provides delightful views of the patio and garden. French doors opening onto the patio and tiled floor.



From the Entrance Hall a further door provides access to the

Kitchen 10'3 x 10' (3.12m x 3.05m)

With window overlooking the front garden. Well fitted with good range of cupboard and drawer units with granite effect worksurface over incorporating a resin sink with mixer tap and drainer. Recess for electric cooker with Neff light extractor hood over, and plumbing for dishwasher. Recess for upright fridge freezer, fitted display cabinet, radiator, spotlighting and doors off to the



Dining Room 10'11 x 9'8 (3.33m x 2.95m)

With window providing delightful views of the rear patio and garden. Interconnecting double door with the Sitting Room, radiator and door to understairs storage cupboard.



A second doorway from the Kitchen provides access to the

Utility Room 9'2 x 5' (2.79m x 1.52m)

With part glazed stable type door providing access to the gardens. Range of fitted cupboard units with granite effect worksurface over incorporating a stainless steel sink with drainer. Recess and plumbing for washing machine and floor mounted Camray oil fired boiler. Radiator.

Stairs from the Entrance Hall rise to the

First Floor

Landing

With access to roof space, radiator, door to **Airing Cupboard** and doors off to

Master Bedroom 13'9 x 9'9 (4.19m x 2.97m)

A good size double bedroom with window overlooking the front garden and village street. Range of fitted wardrobes, radiator, TV point and door to



En-suite Shower Room

Fitted with suite comprising shower cubicle with Mira mixer shower, mounted wash basin with storage under and WC. Radiator.

Bedroom Two 11'9 x 10'5 (3.58m x 3.18m)

Another double bedroom with large window overlooking the front garden and village street. Radiator.



Bedroom Three 11'11 x 9' (3.63m x 2.74 m)

A double bedroom with window on the side elevation providing views towards the Post Office and Village Store. Radiator.



Bedroom Four 9' x 8'6 (2.74m x 2.59m)

With window providing delightful views over the rear garden and gently undulating countryside beyond. Currently used as a study with range of fitted shelving.

Bathroom

With window providing delightful views to the rear and well fitted with suite comprising p-shape bath with mixer tap and bath shower attachment in tiled surround, pedestal wash basin and WC. Radiator.

Outside

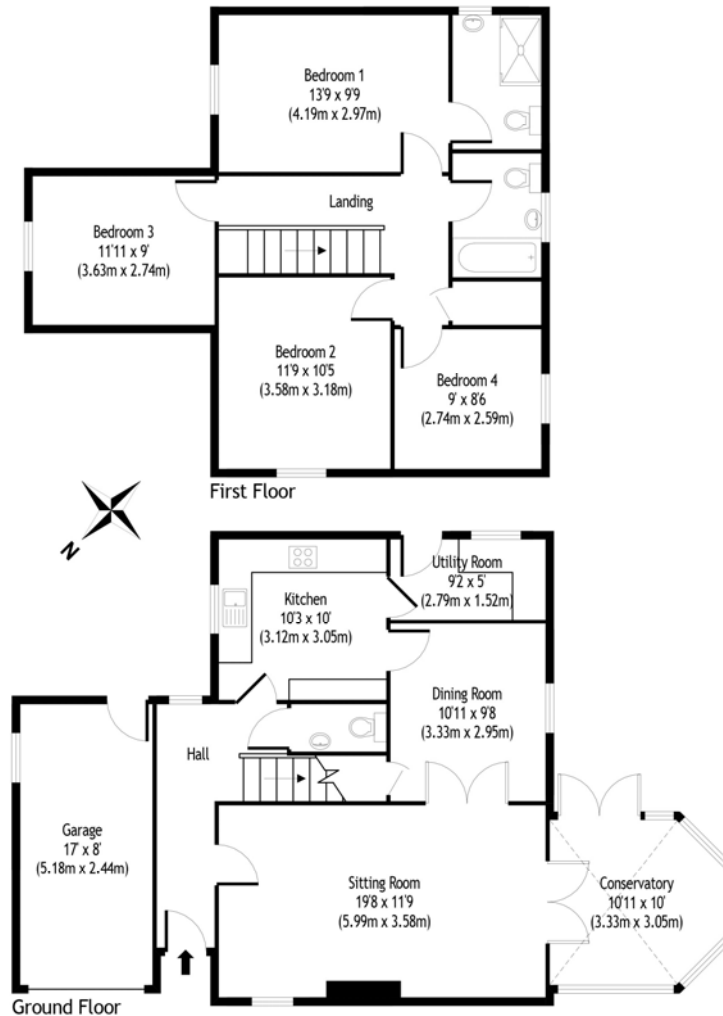
Access to the property is via a shared shingle drive that leads up to a concrete parking area immediately in front of the covered porch and **Single Garage** (approximately 17'8 x 7'7) with up and over door, power and light connected and a personnel door to the rear.

A pathway continues from the parking area beside the garage and front gardens, and onto the rear. The front gardens are quite large, and laid to grass for ease of maintenance. There is also a well-stocked border partly enclosing the garden that contains a number of established trees, shrubs and flowers, as well as mature Silver Birch, Cherry and Hawthorn trees.

The rear garden is of a good size and facing a south westerly direction, enjoys the sun for the majority of the day. Immediately adjoining the rear of the property is a large patio area, that can be accessed from the Conservatory, together with a gravelled terrace and the useful storage shed. A paved pathway leads from the patio to the garden beyond. This comprises a central lawned area that is enclosed within a number of mature shrubs and trees, as well as two raised railway sleeper beds. This part of the garden benefits from direct views of the church tower to the south, beyond which is the 'Dingley Dell'; where the timber framed summer house/cabin (approximately 12'3 x 9'7) with power and light connected will be found, together with a gravelled area that enjoys the evening sun. Beyond the gardens to the rear is gently undulating agricultural land.



46 Church Road, Otley
 Approx. Gross Internal Floor Area - 1333 Sq ft / 123 Sq M
 Garage - 136 Sq ft / 13 Sq M



For identification purposes only. Not to scale.
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Energy Performance Certificate

46, Church Road, Otley, IPSWICH, IP6 9NP

Dwelling type: Detached house
 Date of assessment: 30 May 2017
 Date of certificate: 30 May 2017

Reference number: 0158-2820-7057-6073-8941
 Type of assessment: RUSAP, existing dwelling
 Total floor area: 113 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,952
Over 3 years you could save	£ 1,050

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 207 over 3 years	You could save £ 1,050 over 3 years
Heating	£ 2,052 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 591 over 3 years	£ 225 over 3 years	
Totals	£ 2,952	£ 1,902	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 243	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	
3 Low energy lighting for all fixed outlets	£20	£ 87	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band E £1,873.86 payable per annum 2017/2018

Local Authority Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

NOTE

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

May 2017



Directions

From Ipswich travel in a northerly direction on the B1077. Proceed through the villages of Westerfield and Witesham. At the junction with the B1078 turn right, signposted towards Otley. Continue past Otley College to the bottom of the hill and turn left signposted Otley. Proceed along this road into the village where the property will be found on the left hand side.



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