

Otley Bottom, Ipswich, Suffolk
£550,000



GRACE
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Grace Estate Agents are delighted to bring to market this traditional four-bedroom Victorian cottage built in the 1850's located in the Suffolk Countryside. The property has been converted from two properties into one larger family home. It is sheltered from the main road behind mature trees and hedges. Ivy and Hydrangeas climb the exterior creating a picturesque setting in the Summertime. Off road parking is available to the side of the property.

Internally, the ground floor is tiled throughout and the entrance hall gives access to both sides of the property. The right-hand side of the property accommodates the dining room, kitchen and utility. The dining room overlooks the front of the property and there is open access to the country style kitchen which overlooks the rear of the property. There is access to two bedrooms and one bathroom on the first floor from this side of the property and also to the rear garden.

The left-hand side of the property accommodates a large living area, a central feature of the property, and conservatory downstairs. There is access to a further two bedrooms and one bathroom from this side of the property and also to the rear garden.

Living / Sitting Room

23'3" x 15'4" m (7.10 x 4.68 m)

Window to rear aspect, with radiator below. Tiled floor throughout.

Kitchen

9'5" x 9'5" m (2.89 x 2.89 m)

Window to rear aspect. Belfast sink with mixer tap. Integrated electric oven, with electric hob. Matching eye level and base units with worktop over. Tiled floor throughout.





Dining Room

13'3" × 12'4" m (4.04 × 3.76 m)

Window to front aspect, radiator below. Tiled flooring throughout.

Conservatory

17'1" × 6'9" m (5.23 × 2.07 m)

Double glazed conservatory. Patio door to rear aspect.

Utility

9'9" × 4'11" m (2.98 × 1.50 m)

Window to pitched roof. Matching eye-level and base units and worktop over, with space for washing machine and condenser dryer.

Bedroom One

12'5" × 8'7" m (3.79 × 2.62 m)

Window to front aspect, radiator below. Built in wardrobes/storage.

Bedroom Two

12'5" × 8'2" m (3.80 × 2.51 m)

Window to front aspect, radiator below. Built in wardrobes/storage.

Bedroom Three

12'5" × 8'1" m (3.81 × 2.48 m)

Window to front aspect, radiator below.

Bedroom Four

12'5" × 10'5" m (3.81 × 3.20 m)

Window to front aspect, radiator below.

Bathroom

Window to rear aspect. Cubicle shower with riser rail. Separate bath. Handwash basin. Low level WC. Heated towel rail.



Bathroom Two

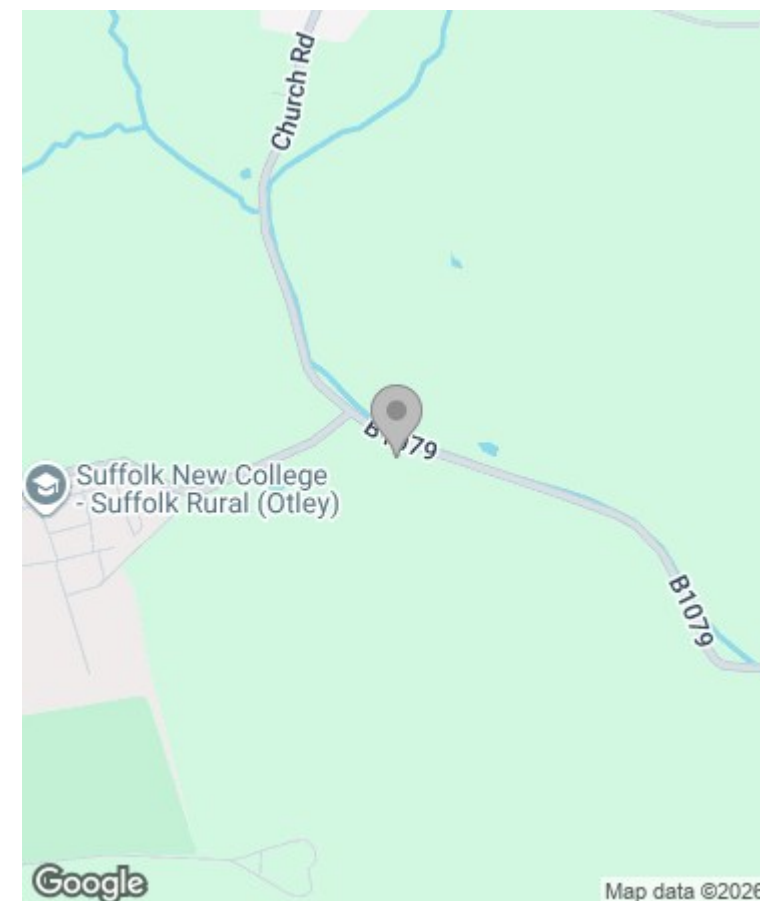
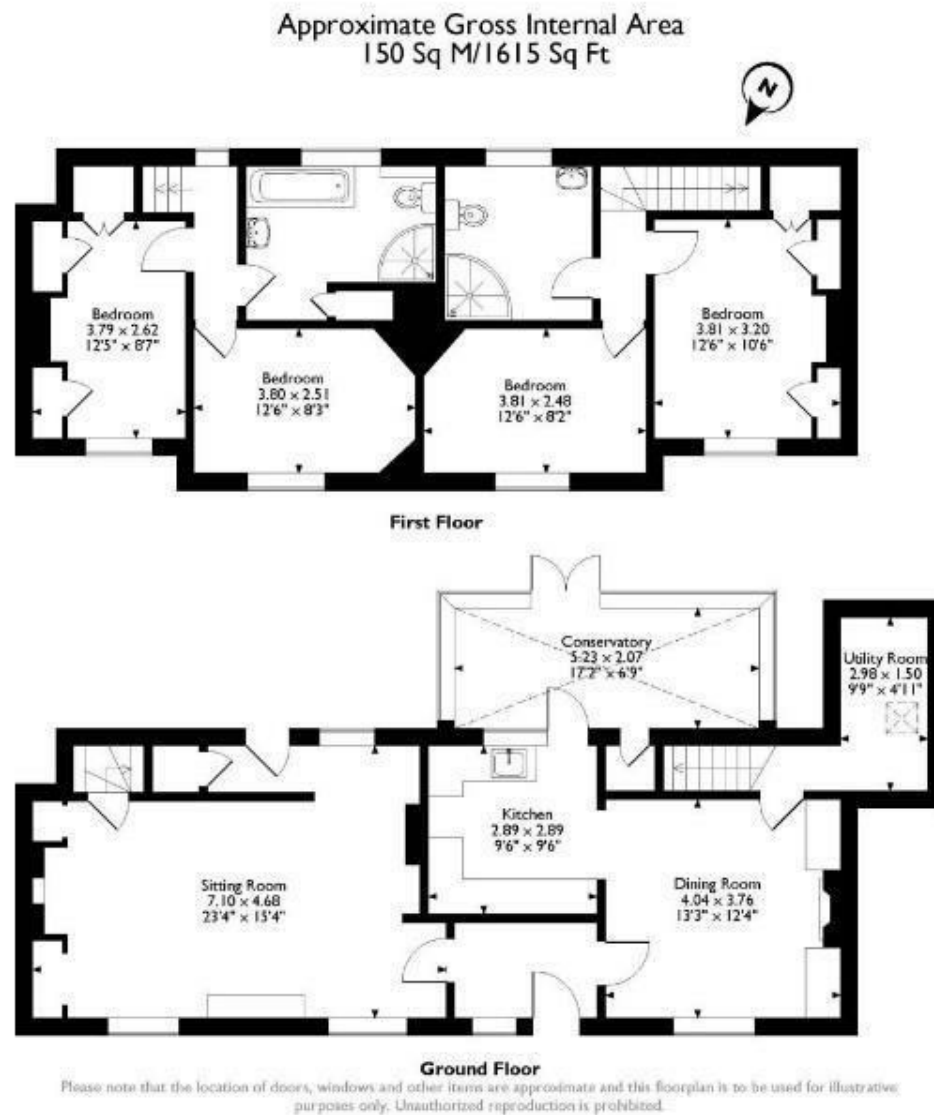
Window to rear aspect. Cubicle shower with riser rail. Handwash basin. Low level WC. Heated towel rail.

Garden

The property features an extensive lawned garden with an orchard, a pond, and historic iron gates, creating a charming outdoor setting. Additional highlights include a summer house, raised decking area, shed, and greenhouse, offering excellent space for relaxing, entertaining, and gardening.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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