

A charming, 3 bedroom, 1930s' detached family home, located on a good sized plot, in the heart of the popular village of Otley, close to the market town of Woodbridge

Guide Price
£299,999 Freehold

Ref: P6317/B

Malvern Villa
Church Road

Otley
Ipswich
Suffolk IP6 9NP



Entrance porch, entrance hall, sitting room, dining room and kitchen.

Three first floor bedrooms and family bathroom.

Gardens to front and rear.

Driveway providing parking for several vehicles.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property is located in the centre of the popular village of Otley. The village has an excellent community spirit and benefits from a shop/post office, primary school, medical centre, village hall (well known for its amateur dramatic performances), church and popular public house, The White Hart. Otley College is also located just outside the village.

Otley is some 8 miles north of the county town of Ipswich and a similar distance from the historic market town of Woodbridge. It is 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. Suffolk's Heritage Coast is approximately 20 miles. There are main line rail services to London's Liverpool Street station from Ipswich and Stowmarket.

Description

Malvern Villa is a redbrick detached family house that was built in the 1930s and is located amongst established gardens in the heart of the village of Otley. The property has traditionally laid out accommodation with two reception rooms, a kitchen, two double bedrooms, a single bedroom and family bathroom. During the current vendors' tenure, the property has undergone a schedule of refurbishment and renovation. The property benefits from UPVC double-glazing and oil-fired central heating. The gardens are enclosed and established, with a driveway to the front providing off-road parking for several vehicles. The property provides an excellent opportunity for further development, subject to the relevant planning consents.

The Accommodation

The House

Ground Floor

A door from the entrance porch leads into the

Entrance Hall

Oak flooring throughout leading into the dining room. Stairs rise to the first floor landing with understairs storage and window to the side. Radiator and picture rail. A door leads into the

Sitting Room 11'9 x 11'9 (3.58m x 3.58m)

Tiled open fireplace previously used with wooden mantel and tiled hearth. Radiator. A sliding door opens to the garden and to a pathway leading to the rear of the property. A door leads to the



Dining Room 11'8 x 11' (3.56m x 3.35m)

Bay window to the front of the property. Radiator and picture rail. Oak flooring.



Kitchen 16'4 x 7'2 (4.98m x 2.18m)

A dual-aspect room with windows overlooking the rear garden. Comprising a matching range of hand-built wall and base units with oak worktop incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap over. Space and plumbing for washing machine and fridge freezer. Integrated dishwasher. Four-ring electric Neff hob with stainless steel splashback and extractor hood over. Eye-level Neff double-oven to side. Floor-mounted oil-fired boiler. Slate tiled floors and recessed lighting. Radiator.





From the entrance hall, stairs lead to the

First Floor

Landing

Exposed floorboards, picture rail and access to loft. Radiator. A door leads to

Bedroom One 11'9 x 11'9 (3.58m x 3.58m)

A large double room with bay window to front and feature tiled fireplace with wooden mantel over. Radiator and picture rail.



Bedroom Two 11'9 x 11' (3.58m x 3.35m)

A further double bedroom with windows to rear overlooking the garden. Radiator and picture rail.



Bedroom Three 7'7 x 7'3 (2.31m x 2.21m)

A single bedroom with window to the front. Radiator and picture rail.

Family Bathroom

Window to side with obscured glazing. A good-sized bathroom with freestanding rolltop bath, built-in corner shower cubicle with mains-fed shower over and glazed door, pedestal hand wash basin and close-couple WC. Floor-mounted column radiator. Eaves storage and ceramic tiled flooring. Airing Cupboard with pre-lagged hot water cylinder.



Outside

The front of the property is approached from the highway via a driveway that leads to the front of the property with a pathway that leads round the side and to the rear garden. The front garden is enclosed by hedging and panelled fencing and is mainly laid to lawn with established shrub and tree borders.

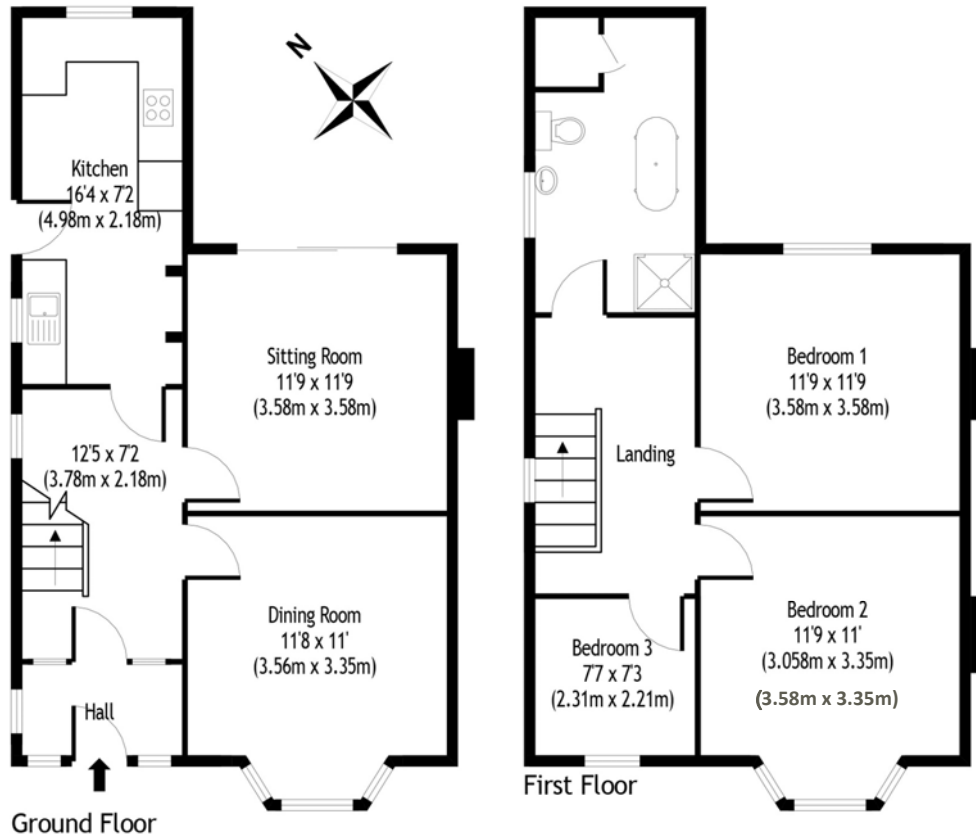


To the side of the property is a **timber shed** (16' x 10') and a paved terrace. There is also bin storage and the oil tank. Beyond this is a vegetable garden with a **greenhouse** to the rear. This is separated from the lawned area by a pergola with well established climbers. Outside tap.

The rear garden is enclosed by hedging and panelled fencing and is mainly laid to lawn with shrub borders.



Malvern Villa, Otley
Approx. Gross Internal Floor Area - 1052 Sq ft / 98 Sq M



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity.

Council Tax Band D; £1,687.47 payable per annum 2019/2020.

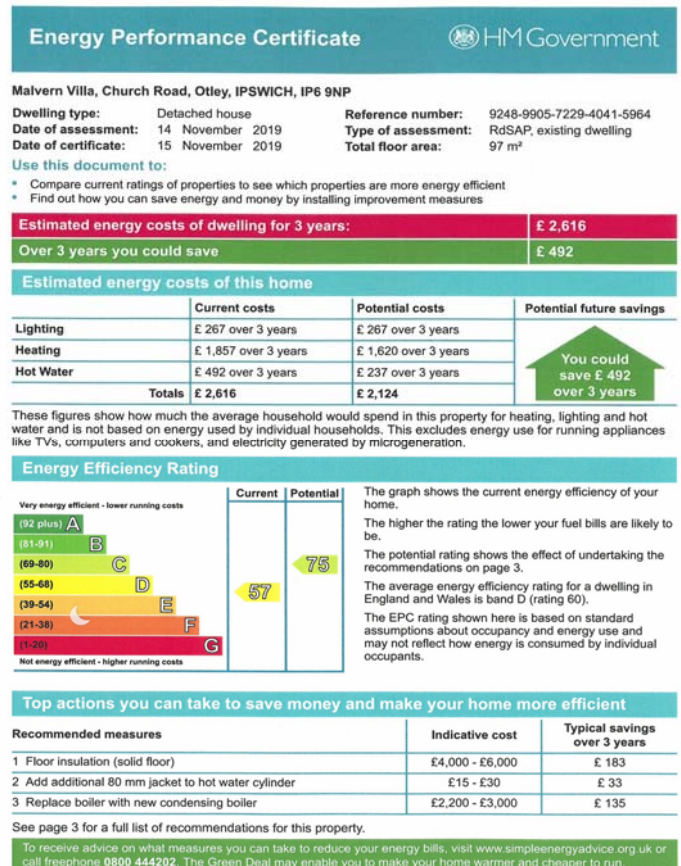
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

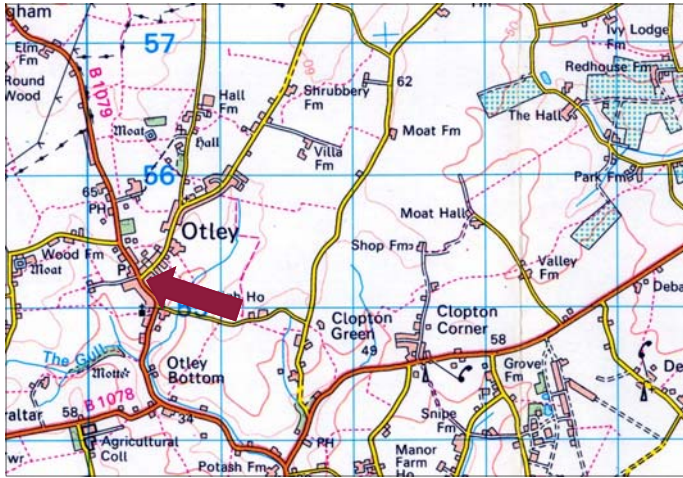
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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of their passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

3. Interested parties will note that there is internal cracking on the left hand wall of the property. This has been investigated by J P Chick & Partners (inspection report available from the agent) and their recommendations have been followed.





Directions

Heading into Otley from the south (Woodbridge direction), follow the B1079 into the village, passing the bowls club on the right and the church on the left. Upon reaching the centre of the village, the property is located just before the right hand turning onto Chapel Road, opposite the village stores.



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