



2 Little Meadow Drive | Otley | Suffolk | IP6 9NW

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PROPERTIES

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2 Little Meadow Drive, Otley, Suffolk, IP6 9NW

“A spacious and well-presented three bedroom detached bungalow located in a tucked away central village location with attractive good size gardens, off-road parking for several vehicles & detached workshop/home office/studio.”

Description

An enviably positioned three bedroom detached bungalow situated in the centre of this highly sought after Suffolk village close to village amenities.

The property occupies a delightful tucked away position, yet only footsteps from the village shop, doctors' surgery, and active village hall. Attractive established gardens surround the property and a large gravelled driveway provides off-road parking for several vehicles. The property further benefits from a detached workshop/home office/studio, which could be ideal for a variety of uses.

The accommodation comprises: entrance hall, kitchen/breakfast room, conservatory, sitting room, three bedrooms, en-suite to master bedroom and family bathroom.

About the Area

The amenities within Otley includes post office and the award-winning village shop, St. Mary's Church, village hall, The White Hart public house, doctor's surgery, playgroup, primary school, bowls green, a weekly 'fish & chip' van and bus services. The village is home to Otley College (agricultural and horticultural), Otley Hall (a Grade II Listed 16th century moated hall) and Martha's Barn Cafe.

The County town of Ipswich benefits from a railway station located on the Great Eastern Mainline with a journey time of approximately one hour and ten minutes to London's Liverpool Street Station. Ipswich offers a wide variety of shopping, commercial and leisure facilities, which includes a full range of sports clubs and societies.

Otley village is located within the Farlingaye High School catchment and private schools can be found in Woodbridge, Framlingham and Ipswich. The pretty town of Woodbridge is set approximately five miles distance offering an array of further amenities.

Directions

Entering Otley on the B1079 from the direction of Grundisburgh, proceed into the village and turn right opposite the village store. Continue along Chapel Road for a short distance, where the turning into Little Meadows Drive can be found on the right side just past No.10. The driveway to Number 2 can be found on the left.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

A spacious hallway incorporating a study area with oak boarded flooring, access to loft, Velux window and doors to:

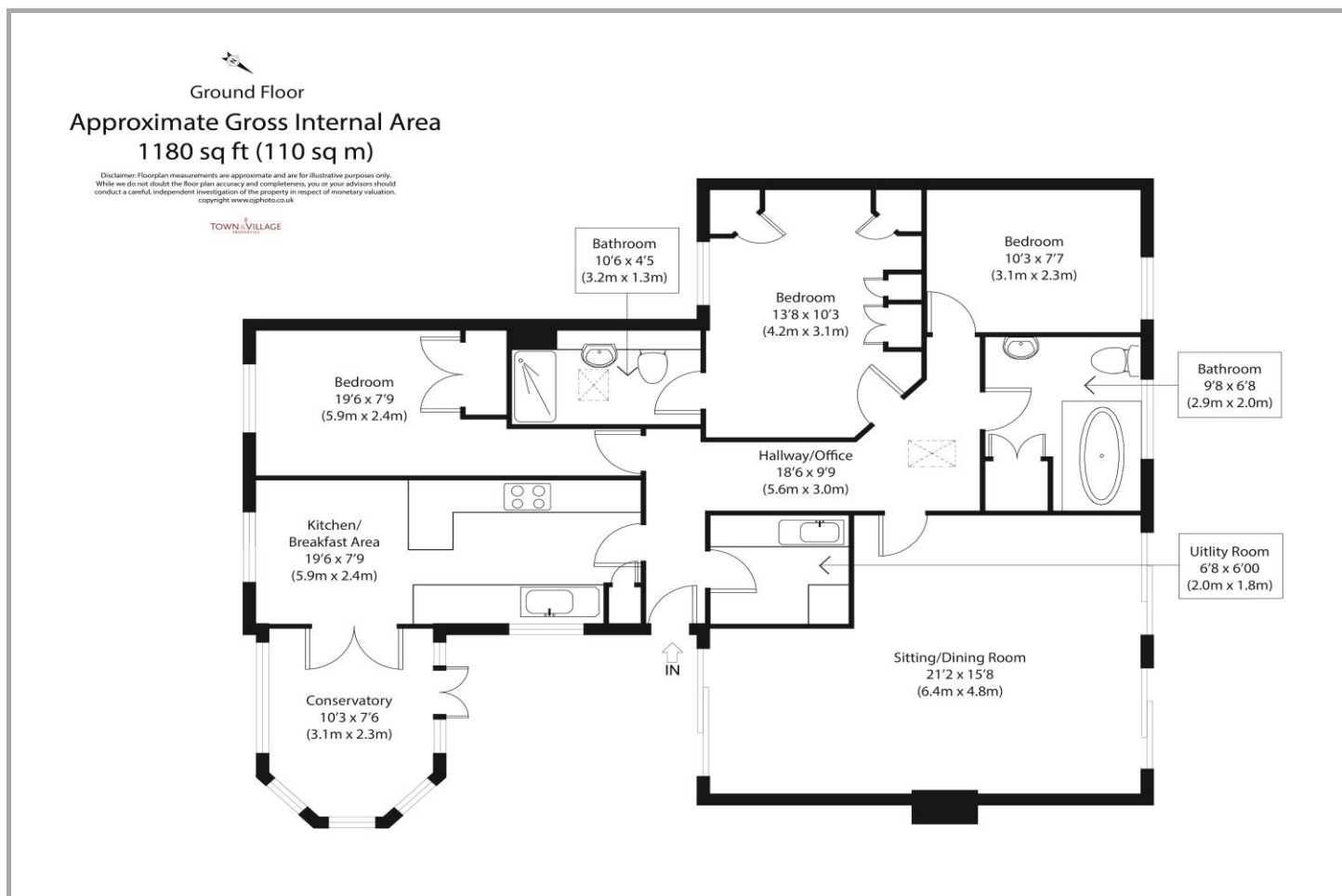
Kitchen/Breakfast Room Approx 19'6 x 7'6 (5.9m x 7.9m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, under-unit lighting, built-in four ring ceramic hob with extractor fan over, tiled splash back, built-in Neff double oven, built-in microwave, integrated Smeg dishwasher, integrated fridge/freezer, ceiling down-lighters, oak boarded flooring, window to front and side elevations and part-glazed double doors to:

Conservatory Approx 10'3 x 7'6 (3.1m x 2.3m)

Glazed on three sides with French doors opening to the front courtyard.





Utility Room Approx 6'8 x 6' (2.0m x 1.8m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, work surface with base cupboard under, matching eye-level units, and space for washing machine.

Bedroom Approx 19'6 x 7'9 (5.9m x 2.4m)

Window to side elevation, built-in wardrobes, and access to loft.

Sitting Room Approx 21'2 x 15'8 (6.4m x 4.8m)

Sliding patio doors opening to the front courtyard, twin sliding patio doors to side decking and feature inset with log burning stove.

Bedroom Approx 13'8 x 10'3 (4.2m x 3.1m)

Window to side elevation, built-in mirror fronted wardrobes and door to:

En-Suite Shower Room

Modern fitted comprising fully tiled shower cubicle with power shower, w.c with concealed cistern, hand wash basin with mixer tap over, built-in storage cupboards, part-tiled walls, under floor heating, Velux window, ceiling down-lighters and extractor.

Family Bathroom

White suite comprising bath with shower over, w.c, pedestal hand wash basin, heated towel ladder, built-in airing cupboard housing hot water cylinder with slatted shelving, part-tiled walls, window to side elevation, under floor heating and extractor.

Bedroom Approx 10'3 x 7'7 (3.1m x 2.3m)

Window to side elevation and mirror fronted wardrobe.

Outside

From Little Meadow Drive a five-bar grants access to a gravelled driveway which leads to a large gravelled area providing turning space and off-road parking for several vehicles.

The front door is located to the right-hand side of the property, where there is a delightful courtyard style garden, which can also be accessed

from both the conservatory and sitting room. A pathway continues to the other side of the property, which is mainly laid to lawn and screened by hedging with a decked area providing space for entertaining. Within the gardens are attractively planted flower and shrub borders, mature shrubs, and trees and to the rear of the property is a further paved courtyard area. Also within the garden is an outside tap, outside courtesy lighting, timber shed, log store and detached workshop with attached home office/studio with power and light connected.

Local Authority

East Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage, and electricity. Electric heating.





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Energy performance certificate (EPC)		
2 Little Meadows Drive Osley IP39WCH IP6 9NW	Energy rating D	Valid until: 27 March 2032 Certificate number: 5032-6827-6100-0638-4222

Property type Detached bungalow

Total floor area 104 square metres

Rules on letting this property

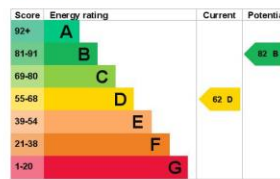
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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