



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

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

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:

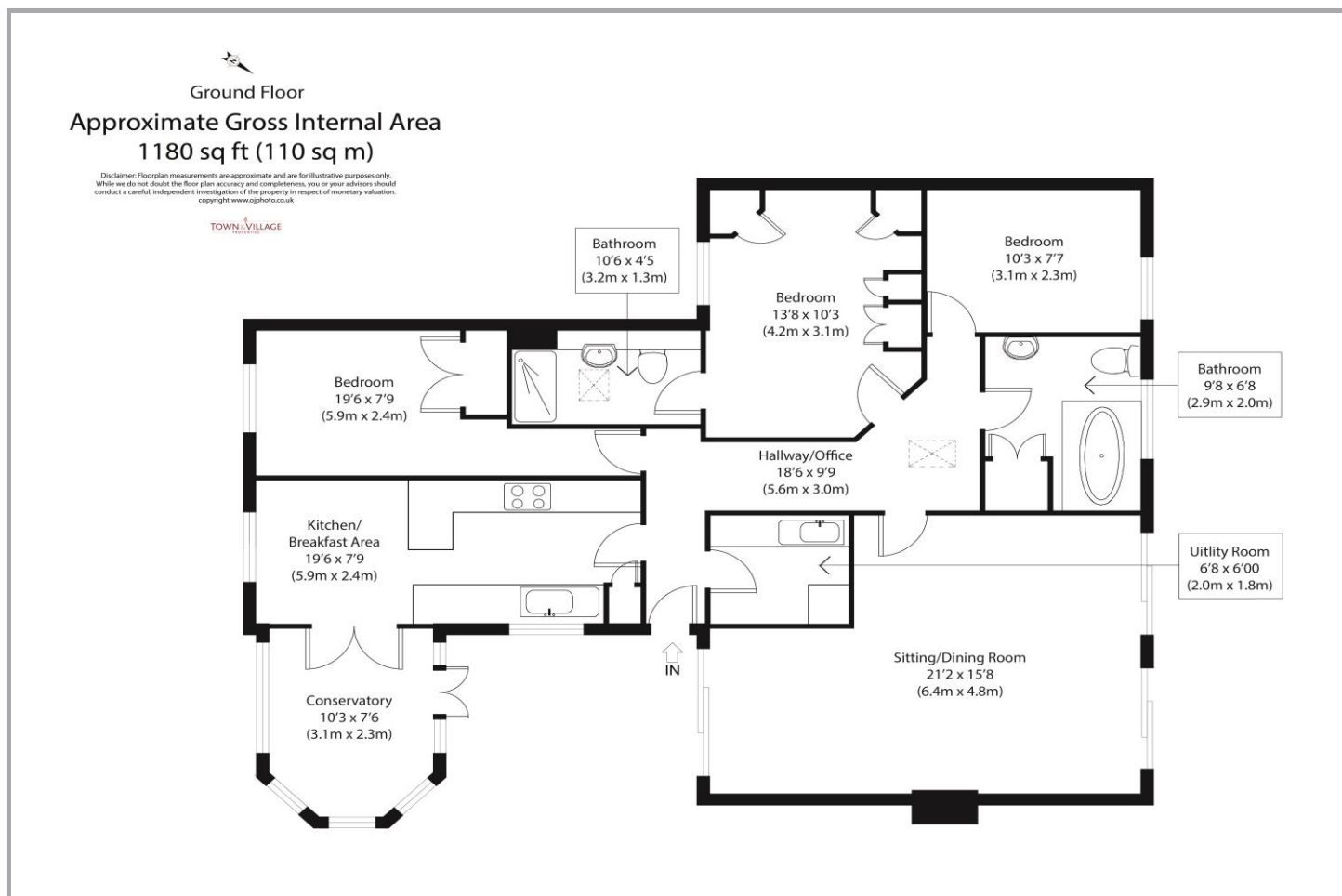
Kitchen/Breakfast Room Approx 19'6 x 7'6 (5.9m x 7.9m)

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 Meadows 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.





Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)		
2 Little Meadows Drive Osley IP53WCH IP6 8NW	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

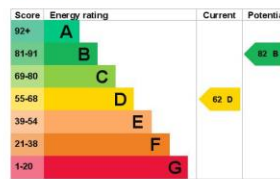
Properties can be let if they have an energy rating from A to E.

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



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk