



**11 Millers Way  
Otley, Suffolk**

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# 11 Millers Way, Otley, Ipswich, Suffolk, IP6 9HF

Ipswich is the well-regarded County town of Suffolk which offers a wide range of amenities and cultural activities including a museum, two theatres, cinemas and a thriving waterfront. Situated on the River Orwell, Ipswich is within easy reach of Hadleigh (9 miles), Colchester (17 miles) and Bury St Edmunds (25 miles). Mainline rail links to London Liverpool Street (1 hour 10 mins) are located in the town centre. The town also has good access to the A12 and A14 trunk roads.

A three bedroom (one en-suite), high specification, detached property occupying an attractive position on a small, well-planned development located within the well-regarded parish of Otley. Set behind a traditionally styled brick elevation with a weatherboard fronted gable porch and twin dormer windows. Enjoying a largely open aspect, well balanced accommodation schedule of approximately 1,540 sq ft. Notable retained features include oak internal doors, underfloor heating throughout the ground floor via an air source heat pump and a shaker style, open plan kitchen/dining room. Ideally suited for professional couples, the property further benefits from a brick paved driveway, garage with up and over door and walled garden.

## **A three bedroom (one en-suite) detached property located on a small, well-planned development offering an accommodation schedule of approximately 1,540 sq ft with further benefits including garaging, driveway and walled gardens.**

Grained effect UPVC clad security door opening to:

**ENTRANCE HALL:** (4.39m x 2.48m) With wood effect vinyl flooring throughout, LED downlighters and staircase rising to the first floor. Door to useful understair storage recess. Further door to:

**SITTING ROOM:** (6.7m x 4.5m) Afforded a dual aspect with UPVC framed, heritage grade casement windows to front and side, double doors opening to the side terrace and gardens and carpeted throughout.

**KITCHEN/DINING ROOM:** (6.7m x 5.6m) Fitted with an extensive range of shaker style base and wall units with preparation services over and upstands above. Rangemaster ceramic sink unit with vegetable drainer to side, mixer tap above and casement window to side. The kitchen units comprise a range of soft close cutlery drawers, base level shelving units, deep fill pan drawers and range of wall units in addition to a peninsula unit, Bosch oven with grill above, four ring Bosch hob with extraction above, dishwasher and an integrated washing machine. Stripped wood

effect flooring, full height integrated fridge freezer and dining area to rear afforded a dual aspect with casement windows to side and rear.

**CLOAKROOM:** (1.92m x 1.05m) Fitted with ceramic WC, pedestal wash hand basin with tiling above and LED downlighters.

### **First floor**

**LANDING:** With hatch to loft and door to linen store housing a pressurised water cylinder.

**BEDROOM 1:** (4.5m x 3.6m) A dual aspect principal bedroom suite with a casement window to front and side, door to a walk-in wardrobe and further door to:

**EN-SUITE SHOWER ROOM:** (2.2m x 1.7m) Principally tiled and fitted with a ceramic WC, pedestal wash hand basin and a fully tiled, separately screened shower with both mounted and handheld shower attachments.

**BEDROOM 2:** (3.4m x 3.2m) With casement window to front and side.

**BEDROOM 3:** (3.4m x 2.9m) With casement window to side.

**FAMILY BATHROOM:** (2.3m x 1.8m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin and bath with both mounted and handheld shower attachments. LED downlighters and velux window to rear.

### Outside

The property is located on Millers Way, a small, well-planned development, enjoying a quiet position within this thriving Suffolk village. Approached by a brick paved driveway with direct access to:

**GARAGE:** (6.9m x 3.0m) With up and over door to front, light and power connected and panel glazed door to rear.

The gardens are arranged via a recently laid terrace with the gardens framed by timbered sleepers, an expanse of lawn beyond and walled border.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

**SERVICES:** Mains water, drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

**EPC RATING: B.**

**WHAT3WORDS:** ///confusion.towel.mavericks

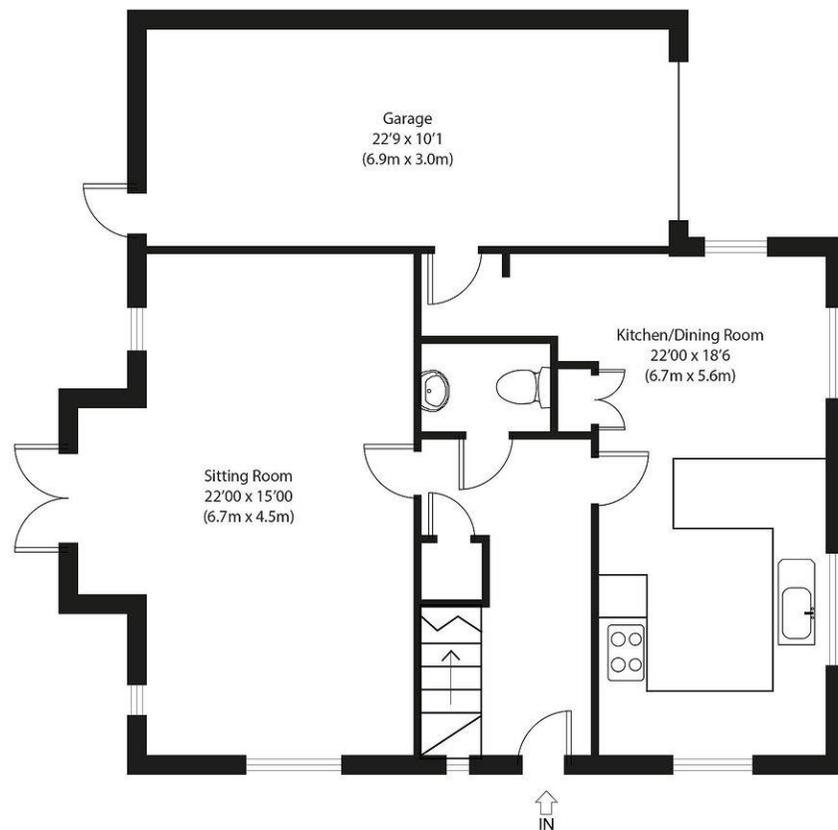
**LOCAL AUTHORITY:** East Suffolk Council, East Suffolk House, Riduna Park, Station Road, Woodbridge IP12 (03330 162000). **BAND: D.**

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

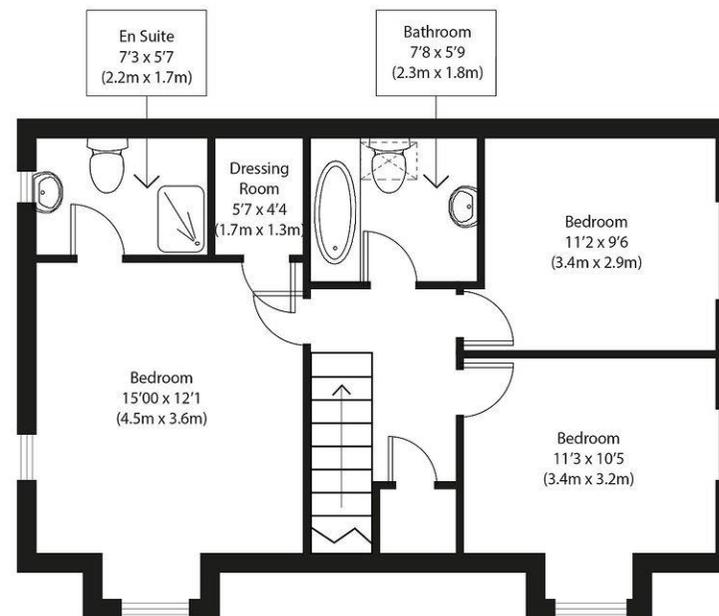
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Ground Floor



First Floor

Approximate Gross Internal Area  
1540 sq ft (143 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

