Chartered Surveyors / Estate Agents

Clarke & Simpson

Rent: £1,400 PCM
Ref: R2615

13 Spring Park Chapel Road
Otley
Suffolk
IP6 9NX
R2615



A spacious four bedroom unfurnished detached house with three reception rooms and double garage, positioned within the centre of Otley.

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Location

13 Spring Park occupies a very pleasant position in the charming village of Otley some eight miles north of the County town of Ipswich and a similar distance from the historic market town of Woodbridge, on the banks of the River Deben.

The village offers a range of local amenities including a village shop and post office, doctors surgery, public house, primary school and village hall. Otley is also ideally suited for access to all parts of the County. The A14 at Stowmarket is within ten miles and the A12 by-passes Woodbridge and provides access to Felixstowe and London. There are main line Inter City rail services to London's Liverpool Street station from Ipswich and Stowmarket. The Heritage Coast is approximately twenty miles to the east.

The Accommodation

Entering through a partially glazed UPVC door into the

Entrance Hall

With wall-mounted radiators. A door leads to the

Cloakroom

With WC and wash handbasin. Obscure glazed window. Wall mounted radiator.

Kitchen 10'11" x 11'4" (3.33m x 3.47m)

With a range of wall and base units, roll top work surface with inset 1 1/2 sink and mixer tap, splashback surround. Built-in double Zanussi oven and hob with extractor fan over. Wall-mounted radiator. Window to rear elevation. A door leads into the

Utility Room 7'5" x 7'10" (2.27m x 2.41m)

With wood effect work surfaces, inset stainless steel sink and tiled splashback surround. Space for washing machine, tumble dryer and undercounter fridge. Window to the rear elevation and a back door leading to the garden.

From the kitchen a partially glazed door leads into the

Dining Room 10'9" x 12'2" (3.28m x 3.71m)

Window to rear elevation. Wall mounted radiator. Glazed doors lead into the

Sitting Room 18'11" x 12'11" (5.78m x 3.95m)

A spacious room with window to the front elevation. Radiator.

Returning to the hallway, a door leads into the

Study 8'10" x 7'5" (2.70m x 2.27m)

With a bank of shelving to all walls. Wall-mounted radiator. Window to the front elevation.

First Floor

Landing

With obscure glazed window. Door to the hot water tank cupboard. Doors open to

Bedroom One 16'0" x 12'11" (4.88m x 3.96)

A spacious bedroom with double built-in wardrobes with hanging rails and shelves. Wall-mounted radiator. Window to rear elevation and door leading into the





Ensuite Shower Room
Comprising a circular shower cubicle with glazed doors, low-level flush WC, pedestal wash hand basin with mirror over and tiled splashback surround. Wall mounted radiator. Small freestanding cupboard. Obscure glazed window.

Bedroom Two 12'11" x 12'11" (3.96m x 3.94m)
A further double bedroom with double door built-in wardrobes with hanging rail and shelves. Window to the front elevation. Wall-mounted radiator.

Bedroom Three 12'7" x 11'4" (3.85m x 3.46m)
A double bedroom with single built-in wardrobe. Wall-mounted radiator and two windows overlooking the rear garden.

Family Bathroom
Comprising of a champagne coloured suite with bath, WC and pedestal wash handbasin. Tiled walls. Obscure glazed window. Wall-mounted radiator.

Bedroom Four 8'10" x 7'7" (2.71m x 2.32m)
A single bedroom with window to the front elevation. Wall-mounted radiator.

Outside
A side gate provides access to the rear garden, with an oil tank and side door leading into the garage, which benefits from power. The garden features a generous patio area ideal for outdoor seating, with lawns, mature shrubs and trees. A small sunken pond and ditch are situated at the bottom of the garden.





Services
Mains electricity, oil central heating, water and drainage

Broadband
To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phone
To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax
Band E; £2,753.18 payable 2026/2027
Local Authority: East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Term
To let unfurnished for a six month period under Ground 5 Minister of Religion at a monthly rent of £1,400 per calendar month.

Services Your Text Here
Council Tax Band E
Local Authority East Suffolk Council
Viewing Strictly by appointment with the agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

August 2022

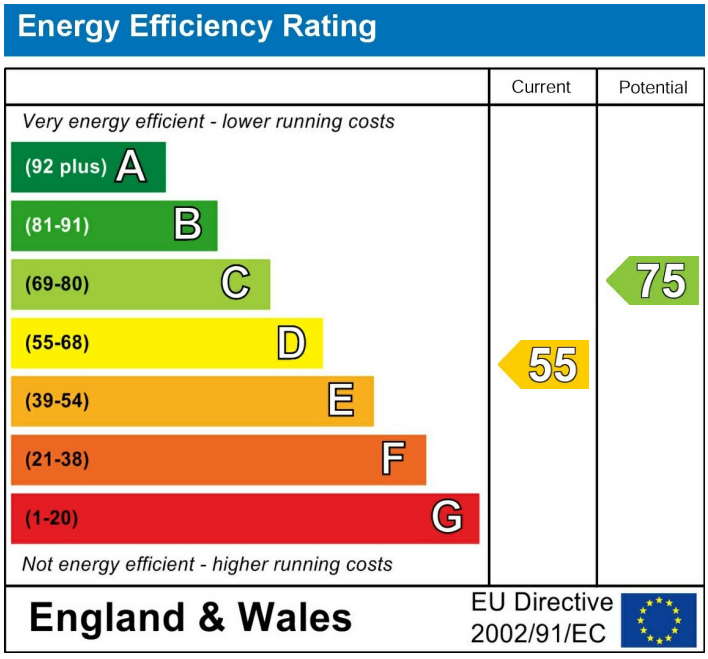


Directions

From Ashbocking, Head north-west towards The B1077, turn into the B1077. Taking the B1078 and left hand turn into B1079 - Church Road. Turn right onto Chapel Road and right into Spring Park where the destination will be on the right hand side. For those using What3words app// deduced.wobbling.pleaser







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