

Foxhall



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Oak Hill Lane

South / West, Ipswich, IP2 9AL

Guide price £400,000



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Front Garden

The front garden is enclosed to mature hedges to the front and sides, there is off road parking for multiple vehicles, a lawn area and flower/shrub beds.

Entrance Hallway

uPvc front door into the hallway, doors to the kitchen/diner, lounge, bathroom, w.c. and all three bedrooms. Radiator, carpeted flooring, loft access.

Kitchen/Diner

15'4" x 9'4" (4.68 x 2.87)

Base and eye level units, rolled edge worktops, integrated sink and drainer, integrated dishwasher, space for a freestanding oven, space for a washing machine, space for a fridge/freezer. Tiled splashbacks, tiled flooring, rear and side aspect double glazed windows, side aspect upvc door, radiator, multiple storage cupboards.

Lounge

18'11" x 10'11" (5.77 x 3.33)

Rear aspect double glazed French doors into the garden, side and rear aspect double glazed windows, feature fireplace, radiator, carpeted flooring.

Bedroom One

19'0" x 8'7" (5.8 x 2.63)

Side aspect double glazed window, built in wardrobes, radiator, carpeted flooring.

Bedroom Two

11'0" x 10'9" (3.36 x 3.3)

Front aspect double glazed window, built in wardrobe, radiator, carpeted flooring, door through to the en-suite.

En-Suite Shower Room

9'6" x 7'2" (2.92 x 2.19)

Front and side aspect double glazed windows, double width shower cubicle with stainless steel mixer shower and glass screen, low level w.c., pedestal wash basin with tiled splashback, radiator, laminate flooring.

Bedroom Three

9'10" x 8'7" (3.01 x 2.62)

Front aspect double glazed window, built in storage cupboard, radiator, carpeted flooring.

Bathroom

Side aspect frosted double glazed window, panel bath with stainless steel shower attachment, pedestal wash basin, radiator, tiled walls, tiled flooring.

W.C.

Side aspect frosted double glazed window, low level w.c., tiled walls, tiled flooring.

Rear Garden

The private South/Westerly facing rear garden is mainly laid to the lawn with a variety of mature trees, shrubs and flower beds. There is a block paved patio area and gated side access round to the front of the property.

Parking & Garage

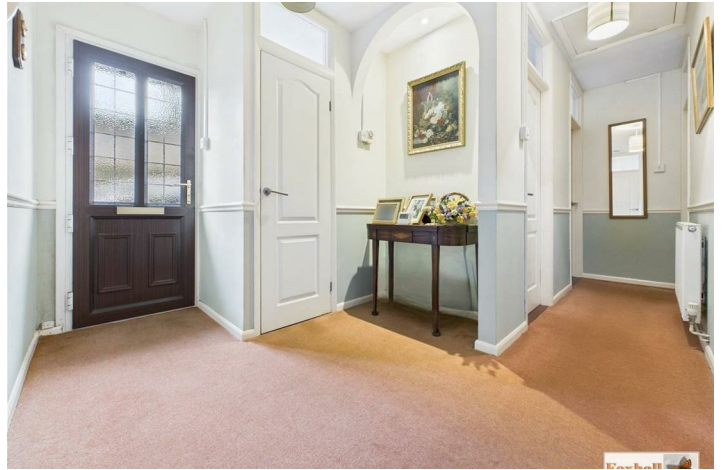
There is a driveway providing off road parking for multiple vehicles and a 4.86m x 2.48m detached garage.

Agents Notes

Tenure - Freehold

Council Tax Band - D









A map snippet from Google Maps showing a road labeled 'Belstead Rd'. A red location pin is placed on the road. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

A satellite map showing a residential area with a yellow location pin. The map includes labels for 'Belstead Rd' and 'B1075'. The Google logo is visible in the bottom left corner, and the text 'Google, Landsat / Copernicus, Maxar Technologies' is at the bottom.

Floor 0 Building 1

En-Suite Shower Room
7'2" x 9'6"
2.19 x 2.92 m

Bedroom Two
10'9" x 11'0"
3.30 x 3.36 m

Bedroom One
19'0" x 8'7"
5.80 x 2.63 m

Lounge
10'10" x 18'11"
3.33 x 5.77 m

Bedroom Three
8'7" x 9'10"
2.62 x 3.01 m

Bathroom

Kitchen/Diner
9'4" x 15'4"
2.87 x 4.68 m

WC

Hallway

Hallway

WC

Approximate total area⁽¹⁾

1089.85 ft²
101.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2012/27/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2012/27/EC

England & Wales

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