

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Oak Hill Lane

South / West, Ipswich, IP2 9AL

Guide price £375,000



# Oak Hill Lane

South / West, Ipswich, IP2 9AL

**Guide price £375,000**



## 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

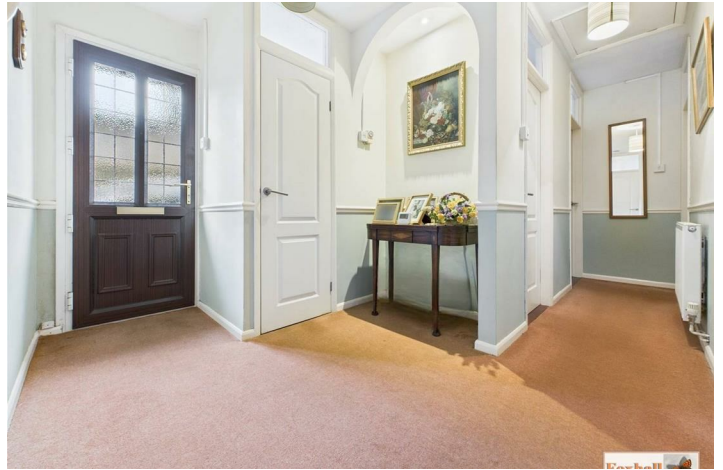
There is a driveway providing off road parking for multiple vehicles and a 4.86m x 2.48m detached garage.

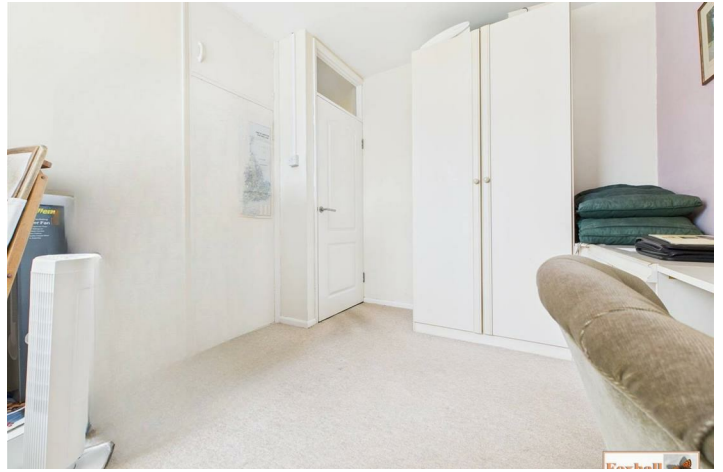
## Agents Notes

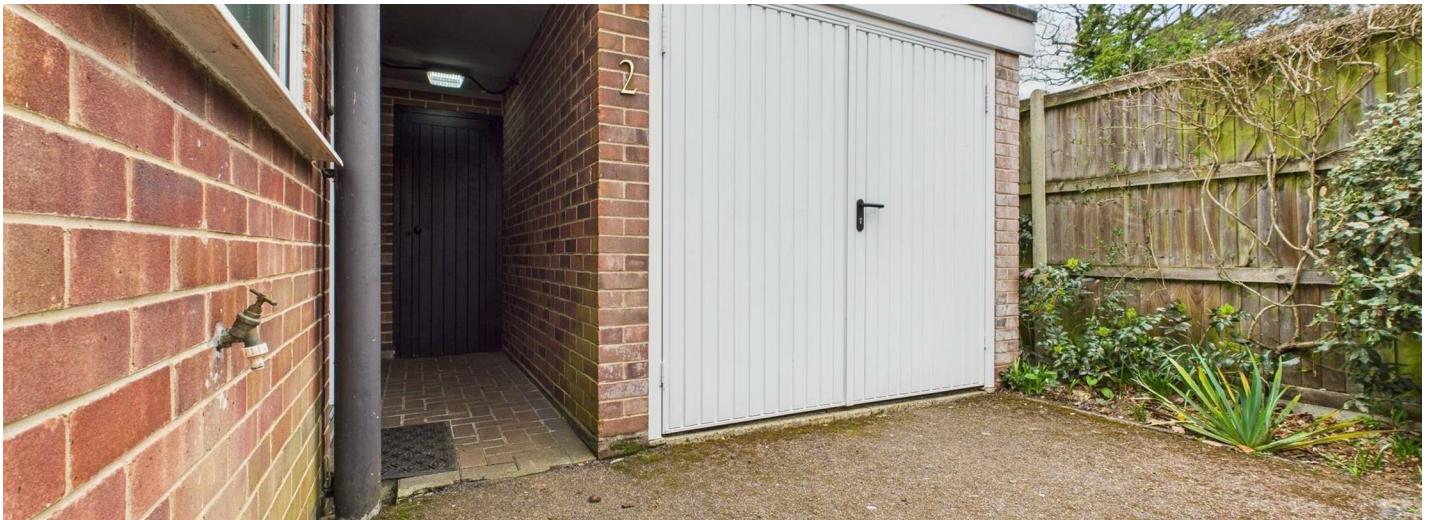
Tenure - Freehold

Council Tax Band - D









Road Map



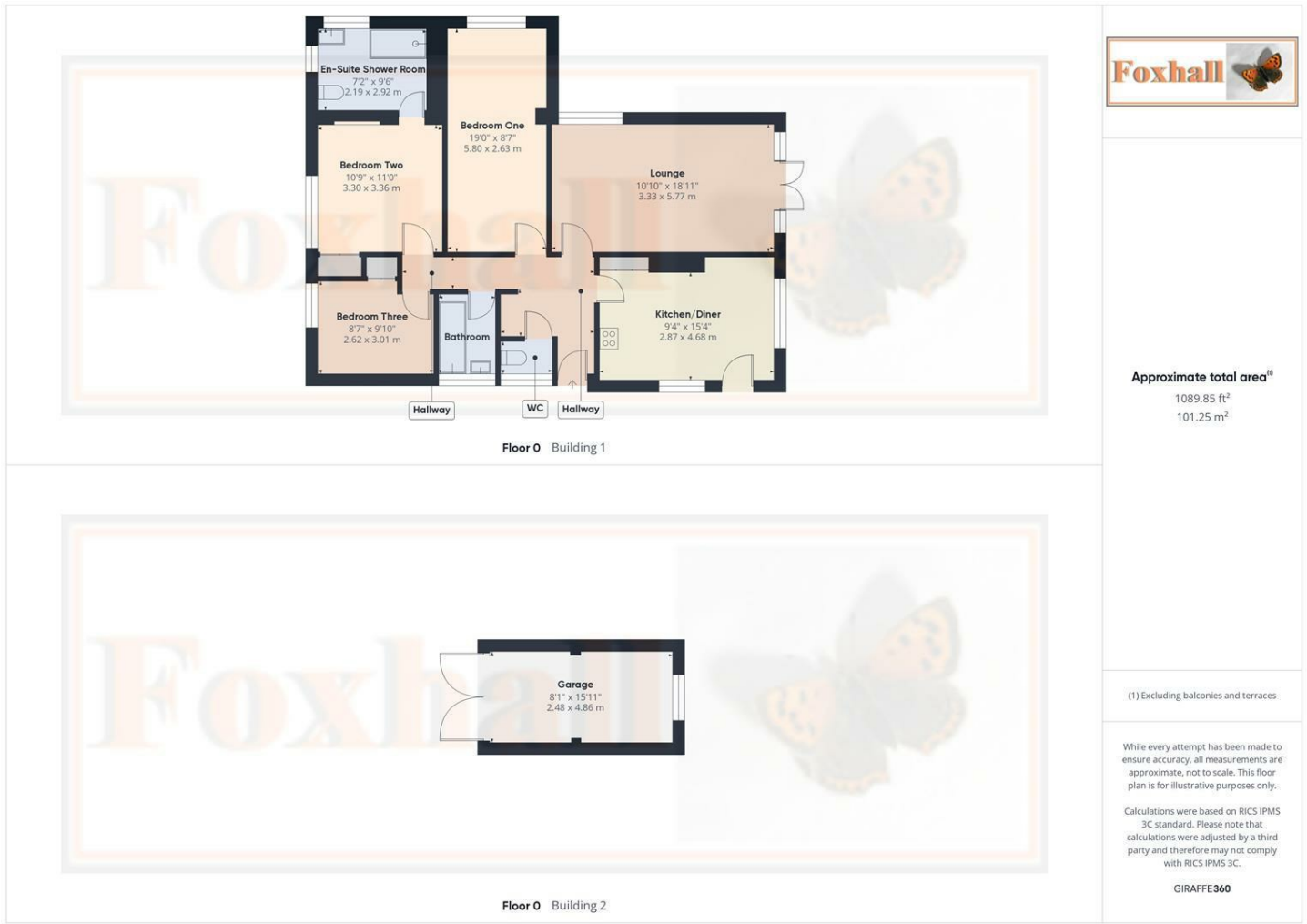
Hybrid Map



Terrain Map



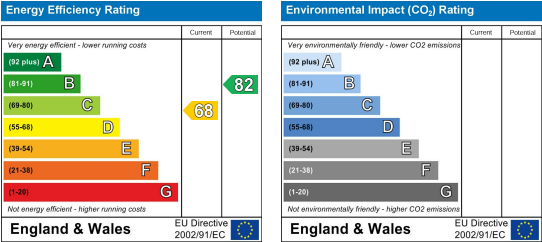
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.