



**Oak Hill Lane, Ipswich, IP2 9AL**

**welcome to**

**Oak Hill Lane, Ipswich**

This luxury property is a rare find on the open market, spanning just over approximately 4000 sq ft of flexible living accommodation, family accommodation and potential for an improved income via the annex.



**Location:**

This property is situated within the heart of Ipswich, just off Belstead Road in a private, gated development with beautiful surrounding walks. The property lies within half a mile of Ipswich Train Station, a short walk to the Town Centre and highly regarded schools, including St. Josephs College. Local amenities are also nearby.

**Entrance Hall**

18' 6" x 12' 3" max ( 5.64m x 3.73m max )

Stunning entrance hall with a stained glass door, adjacent glazing, wooden flooring throughout, a grand wraparound staircase with carpet runner, spot lights, double doors leading to the lounge and a large storage cupboard.

**Lounge**

21' 7" x 14' 3" ( 6.58m x 4.34m )

Dual aspect double glazed sash windows to the rear, a double glazed sash bay window to the front with beautiful views across woodlands and front garden, wooden flooring, an open fire with stone surround, TV point and double doors leading to the dining room, hall and sun room.

**Dining Room**

14' 3" x 13' 1" ( 4.34m x 3.99m )

Double glazed sash window to the side, a door leading to the sun room, double internal doors leading to the lounge, wood effect flooring throughout and ample space for a large dining table and chairs.

**Sun Room**

13' 9" x 10' 4" ( 4.19m x 3.15m )

Double glazed sash window surround, grey wood effect flooring, a pitched roof with double doors leading to the lounge, French doors leading to the front and rear parts of the garden and a fitted ceiling fan. This room is perfect for enjoying the afternoon sun as part of it is South facing!

**Study**

14' x 11' 4" ( 4.27m x 3.45m )

A stunning study which has been finished to a very high standard, making this the perfect home working space, benefiting from a double glazed sash window to each side, French doors leading to the rear garden with adjacent glazing, wood effect flooring and ample space for a study set up.

**Cloakroom**

5' 9" x 4' 7" ( 1.75m x 1.40m )

This cloakroom has been recently refurbished and boasts panelled walls, wood effect flooring, low level WC, Victorian style pedestal wash hand basin and chrome mixer tap, extractor fan, spot lights and a double glazed sash window to the side.

**Conservatory**

21' 2" x 11' 9" ( 6.45m x 3.58m )

Generous conservatory, which is light and airy, benefiting from direct views across the rear garden, French doors leading to the private courtyard to the front, further French doors leading to the rear garden and kitchen, a door leading to the annex, exposed brick work throughout, air conditioning units and grey wood effect flooring.

**Kitchen**

20' 6" x 16' 3" ( 6.25m x 4.95m )

High spec bespoke handmade kitchen, finished to a very high standard and boasting ample eye and base level storage units with granite worktop surfaces throughout, a range of integrated appliances including an American fridge/freezer with overhead storage, a dishwasher, washing machine and tumble dryer, Neff double self-cleaning hideaway ovens, a five ring gas hob, extractor hood with architrave, fitted down lighters, an inset sink plus drainer and chrome flexi mixer tap, a central chefs island with ample worktop space for preparing family meals, a seating area with storage under including cutlery draws and space for 3-4 bar stools, a walk in pantry, two pull out larder cupboards, spice racks, a hidden pull out microwave compartment, dimmer spot lights, Porcelain tiled flooring, USB ports, a double glazed sash window to the front and French doors leading to the conservatory.

**First Floor Landing**

Light, airy landing with oak flooring, an understairs storage space, a beautiful wraparound staircase, a further staircase leading up to the front door and a double glazed sash window to the front.

**Master Bedroom**

20' 6" x 12' 1" ( 6.25m x 3.68m )

Double glazed sash windows to the side and rear, wood effect flooring, one radiator, a black contemporary fireplace and a door leading to the en suite and walk in wardrobe.

**Walk In Wardrobe**

13' 7" x 7' 7" ( 4.14m x 2.31m )

This walk in wardrobe is the epitome of luxury and boasts a bespoke wraparound open wardrobe with shelving, rails, chests of drawers and ample hanging space, loft hatch, carpet flooring and fitted lights.

**En Suite**

8' 1" x 6' 6" ( 2.46m x 1.98m )

Double glazed sash window to the front, lined oak effect flooring, dual Victorian style vanity sinks with Victorian style chrome mixer taps, low level WC, corner shower with glass enclosure, a grey panelled splashback, spot lights, extractor fan, chrome heated towel rail and panelled walls.

**Bedroom Two**

16' 1" x 13' 8" ( 4.90m x 4.17m )

Double glazed sash windows to the front and rear, wood effect flooring and one radiator.

**Bedroom Three**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed sash windows to the side and rear, grey wood effect flooring, one radiator and a door leading to the en suite.

**En Suite**

7' 8" x 4' 7" ( 2.34m x 1.40m )

Sash double glazed window to the side, low level WC, pedestal wash hand basin, corner shower with glass enclosure, part tiled walls, white heated towel rail, tiled flooring, one radiator and shaver point.

**Bedroom Four**

11' 7" x 9' 6" max ( 3.53m x 2.90m max )

Dual aspect double glazed sash windows to the front, wood effect flooring, one radiator and a large alcove which would make the perfect home office or potential built in wardrobe.



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## Oak Hill Lane, Ipswich

- Six double bedrooms
- Four beautiful bathrooms/shower rooms
- Bespoke handmade kitchen
- No onward chain
- One bedroom annex with its own entrance

Tenure: Freehold EPC Rating: C

**£900,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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