

# Foxhall



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## Oak Hill Lane

South / West, Ipswich, IP2 9AL

Offers in excess of £350,000



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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 with 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 and 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 and carpet flooring.

## Bedroom One

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

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

## Bedroom Two

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

Front aspect double glazed window, built in wardrobe, radiator, carpeted flooring and 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 and laminate flooring.

## Bedroom Three

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

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

## Bathroom

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

## Cloakroom W.C.

Side aspect frosted double glazed window, low level W.C., tiled walls and 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 15'11" x 8'1" detached garage.

## Agents Notes

Tenure - Freehold  
Council Tax Band - D

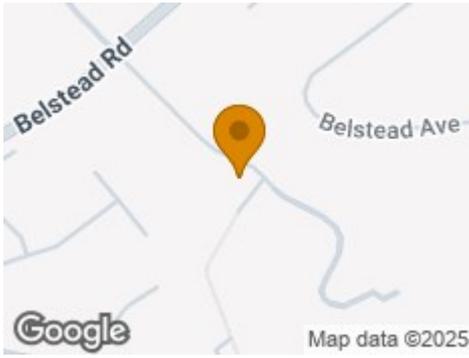








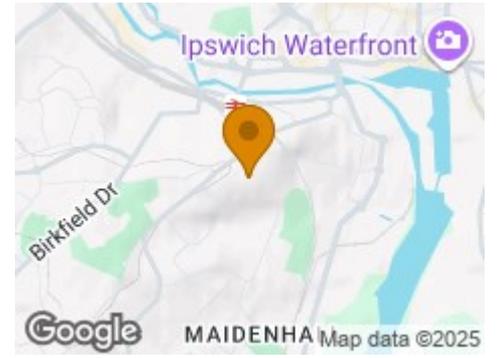
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floor 0 Building 1**

**Approximate total area<sup>1)</sup>**  
1089.85 ft<sup>2</sup>  
101.25 m<sup>2</sup>

(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.

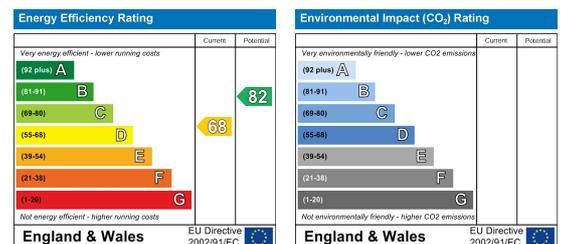
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**Floor 0 Building 2**

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.