



Oak Hill Lane | Ipswich | IP2 9AL

Price £925,000 Freehold

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estate agents

Oak Hill Lane, Ipswich, IP2 9AL

This exceptional and superbly presented superior detached residence is positioned within a desirable gated complex approaching two acres of beautiful parkland located to the South West of Ipswich, convenient to the town centre, waterfront, St Joseph's Independent School and London mainline train station. One of five luxury detached homes built in 2003, this much improved versatile accommodation with over 4,000 sq ft over three levels offers converted garage into annex ideal for elderly parent or teenage retreat. The property comprises; entrance hall, hallway, bespoke fitted kitchen-breakfast room with integrated appliances, garden room, sitting room, office, dining room, conservatory and cloakroom on the ground floor, stairs leading to galleried landing leading to four double bedrooms, master bedroom suite providing a separate dressing area plus en-suite shower room, family bathroom providing four-piece suite, bedroom 3 also provides en-suite shower room, further staircase leading to landing area with access to 2 further bedroom on the second floor. The annex has a spacious living room kitchen area, utility, bedroom and shower room on first floor. The property is approached by an attractive landscaped winding lane leading to the gated development, the frontage allows ample off-road parking, double garage with front used for storage, mature well established gardens to front whilst to the rear there is a generous size lawn area with mature well stocked borders, side patio and rear deck area for outside entertaining, a variety of hedging and trees providing privacy and seclusion to the property. Enjoy the walks in Oakland Park private communal grounds which is owned by all the property owners of the development. Early viewing is highly recommended to fully appreciate the substantial stylish accommodation, overall quality and excellent location.

ENTRANCE HALL

Double glazed door with side panels into entrance hall, hard wood floor with under floor heating, entrance reception room hard wood floor with under floor heating, cloak cupboard, double doors to sitting room, door into dining room, door to study, door to kitchen/breakfast room, stairs to first floor.

SITTING ROOM

19' 8" x 14' 3" (5.99m x 4.34m) Hard wood flooring with under floor heating, stone fireplace and surround, double glazed window to front aspect, door to garden room and double doors into dining room.

GARDEN ROOM

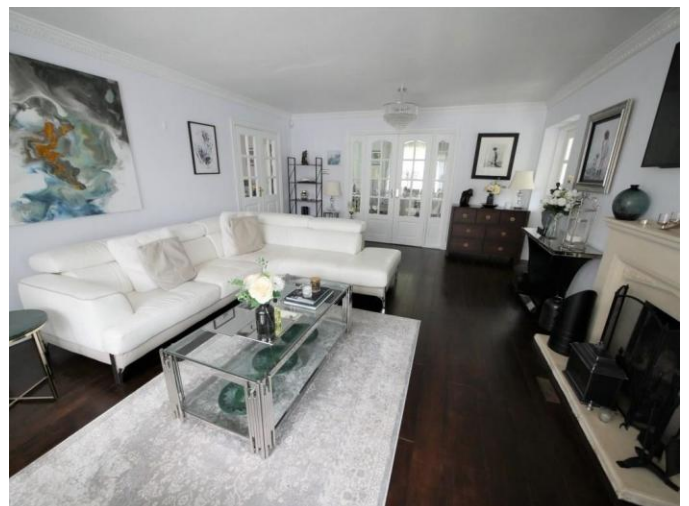
14' x 10' 1" (4.27m x 3.07m) Laminate floor with under floor heating, ceiling fan, 2 sets of double doors to rear garden, door to dining room.

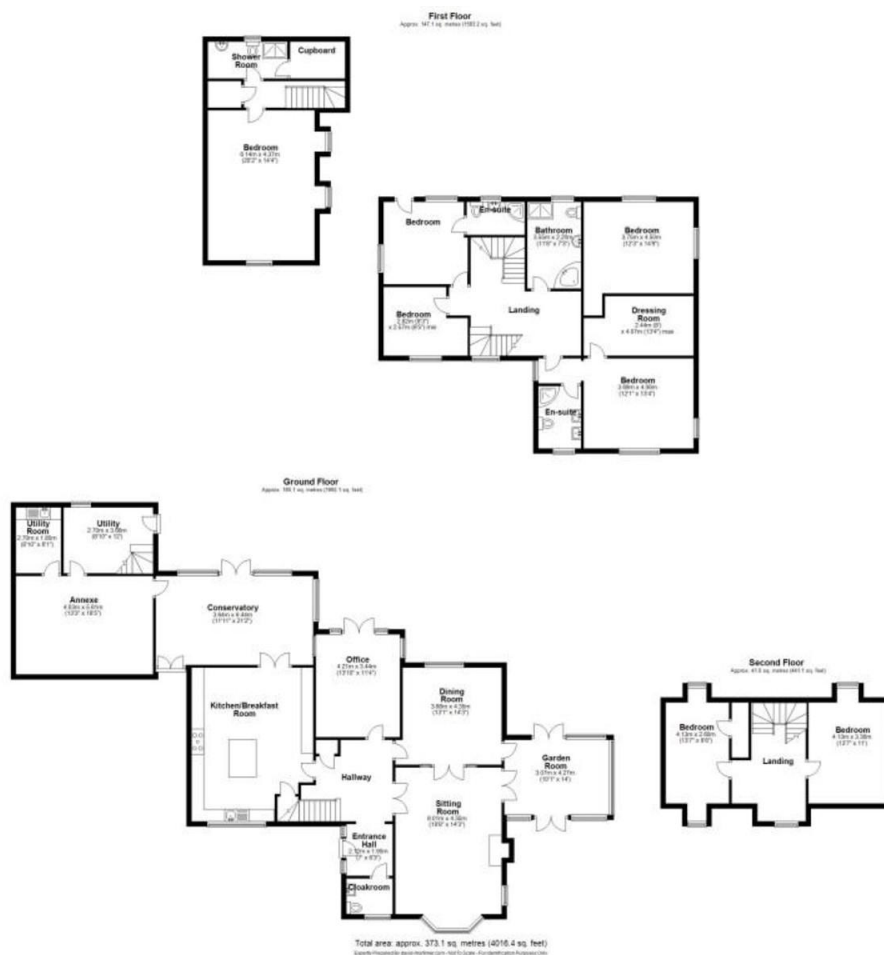
DINING ROOM

14' 3" x 13' 5" (4.34m x 4.09m) Laminate floor with under floor heating, double glazed window to rear aspect, double glazed door to garden, door back into entrance reception area.

OFFICE

13' 10" x 11' 4" (4.22m x 3.45m) Laminate floor with under floor heating, double glazed French doors with side panel to rear aspect, 2 double glazed windows to side aspect.





KITCHEN/BREAKFAST ROOM

20' 8" max x 16' 4" max (6.3m x 4.98m) Bespoke fitted kitchen comprising eye level with matching base units plus full length larder unit, granite work tops, integrated dish washer, Samsung American style fridge/freezer, 5 ring gas hob with extractor over, two electric ovens, utility cupboard for washing machine & tumble dryer, along with wall mounted Worcester gas boiler, storage cupboard for ironing board and Hoover, double glazed window to front aspect, porcelain tiled floor with under floor heating, inset sink with extendable pull down mixer tap, double glazed doors into conservatory.

CONSERVATORY

21' 2" x 11' 11" (6.45m x 3.63m) Laminate flooring, reverse cycle air conditioner and heater, double glazed to to front, door to Annex, double doors to rear garden.

STAIRS

Leading to galleried landing area, laminate flooring, doors to bedrooms and bathroom and stairs to second floor.

BEDROOM 1

13' 4" x 12' 1" (4.06m x 3.68m) Entrance area aminate flooring, door to en-suite and bedroom, radiator with cover, double glazed windows to side and rear aspect, door into dressing room.

DRESSING ROOM

13' 4" x 8' (4.06m x 2.44m) Carpeted flooring, open hanging and shelving for his and hers.

EN-SUITE

Comprising low level WC his & hers wash hand basins with storage under, matching wall lights over, Amtico flooring, radiator, extractor fan, double glazed window to side aspect.

BEDROOM 2

14' 9" x 12' 3" (4.5m x 3.73m) Laminate flooring, radiator, double glazed windows to rear and side aspect.

BEDROOM 3

11' 4" max x 11' 1" (3.45m x 3.38m) Laminate flooring, radiator, double glazed windows to side and rear aspect, door into en-suite.

EN-SUITE

Comprises low level WC, hand basin with storage under, shower cubicle, half tiled walls, tiled flooring, radiator, heated towel rail, extractor fan, double glazed window to rear aspect.

BEDROOM 4

9' 3" x 8' 5" (2.82m x 2.57m) Currently used as a study, laminate flooring, double glazed window to front aspect with beautiful views over front, radiator.

FAMILY BATHROOM

11' 8" x 7' 3" (3.56m x 2.21m) Comprising low level WC, wash hand basin, corner bath with mixer shower attachment, shower cubicle, floor to ceiling tiled walls, tiled flooring, radiator, heated towel rail, extractor fan, double glazed window to rear aspect.

STAIRS

Stairs rising to second floor landing with double glazed window to front aspect, doors off to bedrooms.

BEDROOM 5

13' 7" x 11' (4.14m x 3.35m) Carpeted flooring, double glazed dormer window to rear aspect, radiator.

BEDROOM 6

13' 7" x 8' 6" (4.14m x 2.59m) Carpeted flooring, Double glazed dormer windows to front and rear aspect, radiator, door into storage cupboard.

ANNEXE

18' 5" x 13' 3" (5.61m x 4.04m) Laminate flooring, reverse cycle hot and cold wall heater, door into kitchen area and door into utility room.

UTILTY

8' 10" x 6' 1" (2.69m x 1.85m) Laminate flooring, inset sink, Heatrae water heater.

KITCHEN AREA

12' x 8' 10" (3.66m x 2.69m) Laminate flooring, double glazed window to, rear aspect, double glazed door to side aspect, stairs to first floor.

LANDING

Velux sky light, door into loft bedroom and shower room, storage cupboard.

BEDROOM

20' 2" x 14' 4" (6.15m x 4.37m) Laminate flooring, 2 double glazed dormer windows to side aspect, window to front aspect. electric heater.

SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle, extractor fan, tile effect flooring, double glazed window to side aspect, door in to stage are in the eve space.

OUTSIDE

Approached by an attractive landscaped winding lane, the block paved frontage allows ample off-road parking, double garage with up & over roller doors used as storage in both garages however the remainder of

the garages have been converted into Annexe. Front garden has been laid to lawn, dwarf hedging near house with white decorative stone, variety of hedging and trees, gate into rear garden, side patio area for entertaining, deck area behind house also for entertaining, covered pergola area, the remainder of the garden is mainly laid to lawn with mature shrubs, bushes and trees providing privacy. There is foot path access to enjoy approximately two acres of beautiful private Oakland Park resident only communal grounds.

COUNCIL

Council tax band (G) £3,591.15
Ipswich Borough Council

NEAREST SCHOOLS

Hillside Primary, Stoke High and St. Joseph's Independent School and College.

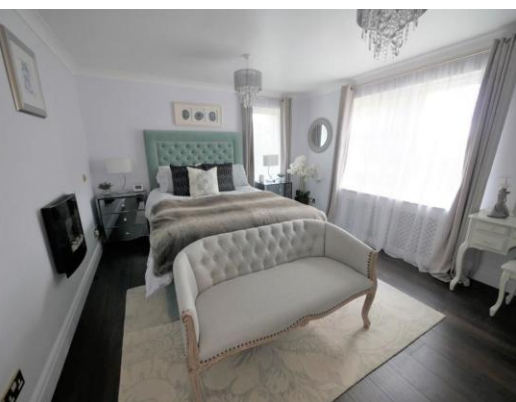
SERVICE CHARGE

There is a communal service charge of £162.50 payable per quarter year (£650 per annum) which is contributed towards the upkeep of the communal grounds, trees and roads. Each owner becomes a Oakland Committee Director thus enabling them full transparency and agreement of works and associated costs.

SERVICES

We understand all mains services are connected.

Oak Hill Lane IPSWICH IP2 9AL	Energy rating C	Valid until: 5 November 2024 Certificate number: 8904-7729-2009-8936-1902
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