

Hawthorn Drive | Ipswich | IP2 0RU

Price £265,000 Freehold

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estate agents

Hawthorn Drive, Ipswich, IP2 0RU

Located to the South West of Ipswich with easy access to local schools, Suffolk One, shops, bus service and A12/A14 trunk roads. This 3 bedroom link detached family home offers extended dining/study room, spacious lounge/dining, kitchen, G/F cloakroom with 3 bedrooms on the first floor along with family bathroom. There is gas central heating and double glazing throughout, part of the garage has been converted to the dining/study room and G/F cloakroom and the remainder of garage is ideal for storage. Outside there is block paved off road parking for 3 cars and a rear South facing garden laid to lawn with outside deck area for entertaining. Call to book your appointment to view.

ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, three double glazed slim line windows to side aspect, radiator, door through to kitchen.

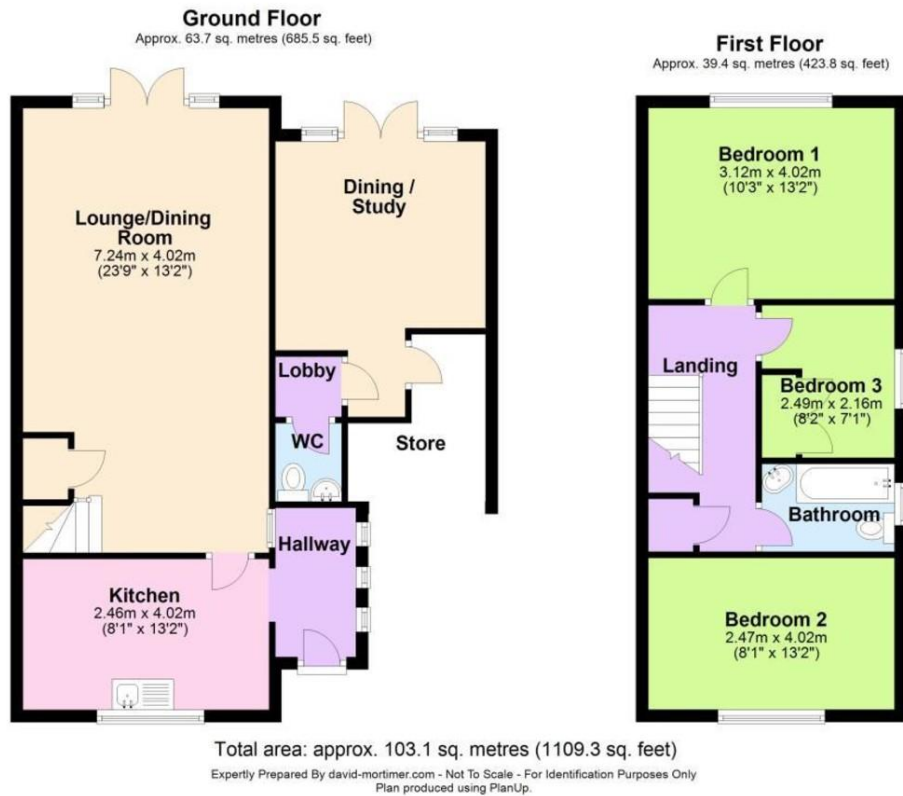
KITCHEN

13' 2" x 8' 1" (4.01m x 2.46m) Modern Gloss fitted kitchen with tall storage units and matching base units with wooden work top, inset stainless steel sink & drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, radiator, 4 ring electric hob with extractor over, wall oven, integrated Neff coffee maker, double glazed window to front aspect, wall mounted gas boiler, door through to lounge/dining.

LOUNGE/DINER

23' 9" x 13' 2" (7.24m x 4.01m) New fitted carpet, 2 door storage cupboard, further storage and shelving either side of fire place, 2 radiators, double glazed French doors to rear deck area, stairs to first floor, door to side lobby area.





LOBBY AREA

Laminate flooring, wall mounted storage cupboard, radiator, doors to cloak room and dining/study.

CLOAKROOM

Comprises low level WC, wash hand basin, laminate flooring, radiator.

DINING/STUDY

11' 5" x 10' (3.48m x 3.05m) Laminate flooring, radiator, double glazed French doors to rear aspect, door into garage which is currently used for storage.

STAIRS

Carpeted stairs and landing, loft hatch, radiator, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM 1

13' 3" x 10' 3" (4.04m x 3.12m) Laminate flooring, double glazed window to rear aspect, radiator.

BEDROOM 2

13' 3" x 8' 2" (4.04m x 2.49m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 3

8' 2" x 7' 3" (2.49m x 2.21m) Laminate flooring, double glazed window to side aspect built in cupboards.

BATHROOM

7' 2" x 5' (2.18m x 1.52m) Comprising low level WC, wash hand basin and bath with electric shower over, floor to ceiling tiled walls, tiled floor, chrome heated towel rail, double glazed window to side aspect.

OUTSIDE

Block paved off road parking for 3 cars, garage with up & over roller door which is currently used for storage. South facing rear garden which is laid to lawn, deck area for outside entertaining, gardens all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,915.28

NEAREST SCHOOLS

Sprites Academy & Chantry Academy.

SERVICES

We understand all mains services are connected.

Energy performance certificate (EPC)		
481, Hawthorn Drive IPSWICH IP2 0RU	Energy rating E	Valid until: 1 December 2023 Certificate number: 8167-6522-7579-9582-9902



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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