



Hawthorn Drive, Ipswich,  
£220,000

**An opportunity to acquire an established three bedroom semi detached family house located conveniently close to a local shopping parade, supermarkets, schooling and Copdock interchange (A12/A14).**

- SEMI DETACHED HOUSE
- ENTRANCE PORCH
- 15'5 LIVING ROOM
- CONSERVATORY
- FITTED KITCHEN
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- FRENCH DOORS TO GARDEN
- 20'4 GARAGE
- CLOSE TO LOCAL SHOPS

**PROPERTY:**

A great example of an established three bedroom semi detached house located in the popular IP2 area close to local shops, schooling and the Copdock interchange with the all important A14/A12 Junction giving access to towns and cities along its route. The property is set out over two floors with the ground floor comprising:- entrance hall, living room, conservatory, kitchen/diner and ground floor bathroom. The first floor landing gives access to the three bedrooms. Outside the front garden is set back from the road with drive leading to a generous garage. The rear garden extends to approximately 35ft .

Council Tax: Band B  
Ipswich

**LOCATION:**

Chantry is a popular development situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.



**ENTRANCE PORCH:**

8'2 x 2'0 (2.49m x 0.61m)

Double glazed frosted entrance door to:- window to front elevation, double glazed door to:-

**ENTRANCE HALL:**

6'8 x 3'6 (2.03m x 1.07m)

Stair flight to first floor window to porch and access to:-

**BATHROOM:**

6'0 x 5'0 (1.83m x 1.52m)

Double glazed window to side elevation, extractor fan, low level WC, wash hand basin with mixer tap, 'P' shaped bath with mixer tap shower and screen, heated towel radiator, tiled walls and vinyl flooring.

**LIVING ROOM:**

15'5 x 10'11 (4.70m x 3.33m)

Radiator, sliding access door, patio doors to Conservatory.

**CONSERVATORY:**

9'11 x 7'1 (3.02m x 2.16m)

Windows to two elevations, door to garden



**KITCHEN:**

12'5 x 9'2 (3.78m x 2.79m)

Wall radiator, double glazed French doors to garden, stainless steel sink unit with mixer tap and cupboards under, wall mounted matching units, space for washing machine, space for cooker, space for fridge /freezer tiled flooring and personal door to garage.

**LANDING:**

14'2 x 6'2 (4.32m x 1.88m)

Double glazed window to front elevation and doors to bedrooms.

**BEDROOM ONE:**

12'8 x 10'11 (3.86m x 3.33m)

Double glazed window to rear elevation, radiator and wood laminate flooring.

**BEDROOM TWO:**

10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to rear and side elevations, radiator and wood laminate flooring.

**BEDROOM THREE:**

8'4 x 6'4 (2.54m x 1.93m)

Double glazed window to front and side elevations, radiator, wood laminate flooring and built in boiler cupboard housing wall mounted gas combi boiler.

**FRONT GARDEN:**

Raised flower beds behind a brick boundary wall. concrete drive with access to garage.

**REAR GARDEN:**

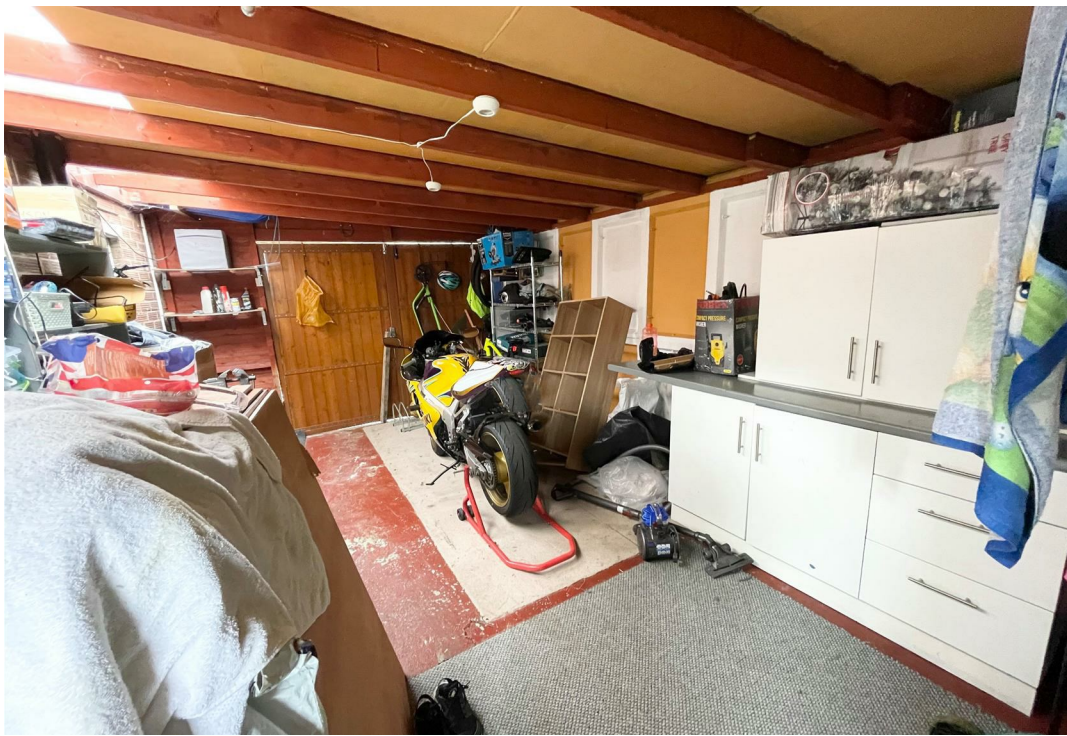
Approximately 35ft x 34ft, paved area, laid mainly to lawn, flower beds, further raised patio to the rear.

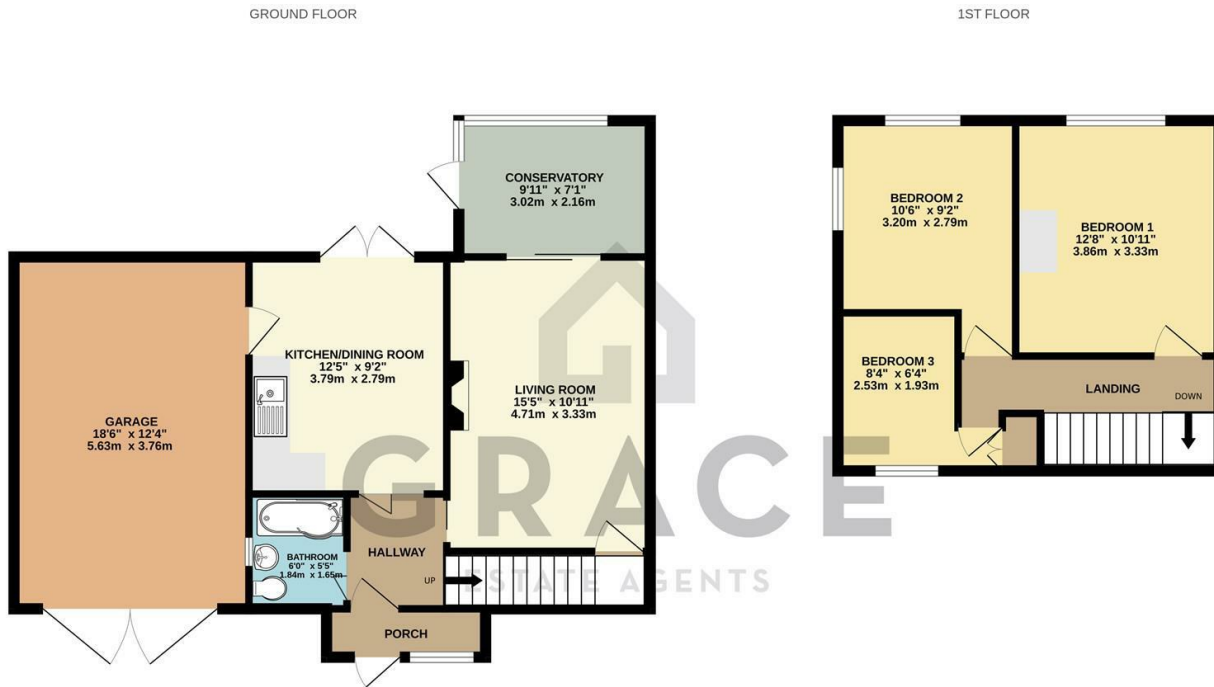
**GARAGE:**

20'4 x 11'9 (6.20m x 3.58m)

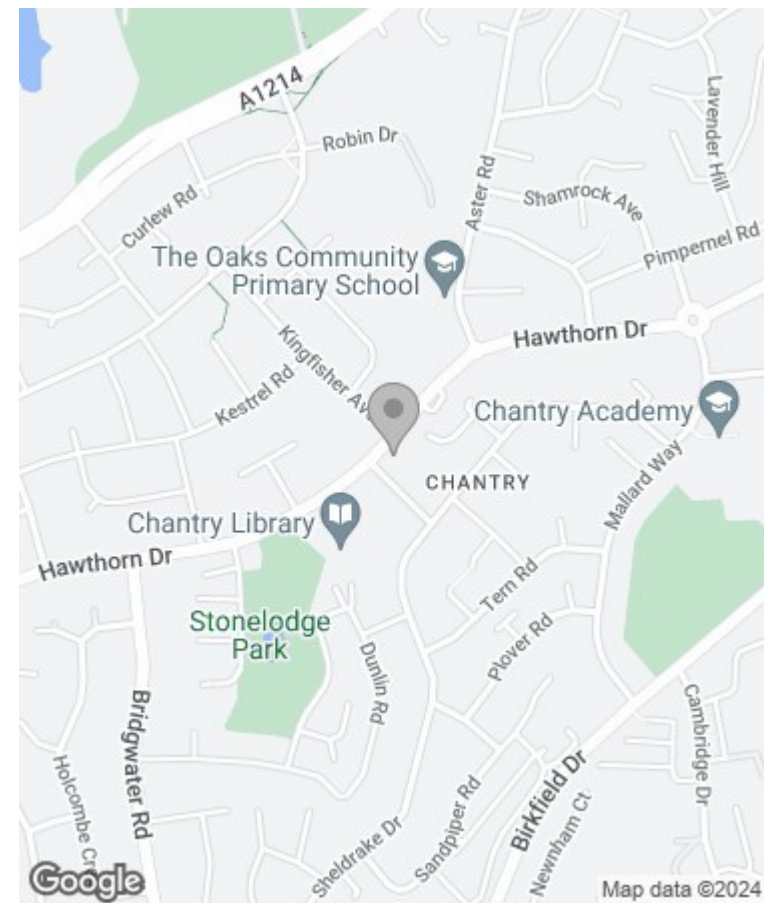
Double wooden access doors, power and lighting, personal door to kitchen and personal door to rear garden.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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