



**Hardy Crescent, Ipswich, IP1 6HW**

**welcome to**

## **Hardy Crescent, Ipswich**

This well-presented semi-detached home benefits from three generous bedrooms, a double aspect lounge and master bedroom, a modern ground floor bathroom, a conservatory with heating, a wraparound corner plot garden with brick-built bar and ample off street parking.



### Entrance Hall

4' 8" x 3' 5" ( 1.42m x 1.04m )

Carpet flooring, one radiator and front door.

### Lounge

14' 5" x 13' ( 4.39m x 3.96m )

Spacious, dual aspect lounge with two double glazed windows to the front, over-looking the front garden, carpet flooring, one radiator, TV point, a ceiling fan and a door leading to the conservatory.

### Conservatory

13' 3" x 13' 5" ( 4.04m x 4.09m )

Double glazed windows to the rear and side, French doors leading to the garden, carpet flooring, one radiator and a door leading to the lounge.

### Kitchen

12' 3" x 8' 1" ( 3.73m x 2.46m )

Double glazed window to the rear, a door leading to the garden, marble effect flooring throughout, eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, part tiled walls, tiled splashback, an understairs storage cupboard, an integrated oven with gas hob and extractor hood, an integrated fridge/freezer, space for a dishwasher and washing machine.

### Ground Floor Bathroom

7' 7" x 8' 2" ( 2.31m x 2.49m )

Low level WC, a vanity sink with chrome mixer tap, a P bath with overhead shower, waterfall showerhead and glass screen, chrome heated towel rail, spot lights, extractor fan, tiled effect flooring and double glazed window to the rear.

### First Floor Landing

Carpet flooring and loft hatch.

### Master Bedroom

14' 6" x 9' 7" ( 4.42m x 2.92m )

Dual aspect double glazed windows to the front, original floorboards, one radiator and a built in wardrobe.

### Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed windows to the rear, carpet flooring and one radiator.

### Bedroom Three

8' 6" x 7' 9" ( 2.59m x 2.36m )

Double glazed windows to the rear, wood effect flooring, one radiator and a wall mounted gas fired boiler.

### Outside:

#### Front Garden

A block paved driveway with parking for two vehicles and a side access gate leading to the rear garden.

#### Rear Garden

Generous, corner plot rear garden with a wraparound patio seating area, a raised decking with canopy and a brick-built bar, a retaining wall to the rear, a fully enclosed border, raised flower beds, a large shed, a lawned area and an outside tap and light.



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## Hardy Crescent, Ipswich

- Three generous bedrooms
- Double aspect lounge & master bedroom
- Conservatory with heating
- Modern ground floor bathroom
- Beautiful patio with garden bar

Tenure: Freehold EPC Rating: D

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**