



Hawthorn Drive, Ipswich, IP2 0QE

welcome to

Hawthorn Drive, Ipswich

This attractive, semi-detached home is situated on a large plot and benefits from three double bedrooms, an open plan lounge/diner, a contemporary kitchen, a 1st floor cloakroom and bathroom, a beautifully presented, landscaped rear garden, off street parking for 4+ vehicles and a garage.



Entrance Porch

8' 2" x 1' 9" (2.49m x 0.53m)

Sliding door to entry, tiled flooring and a door leading to the hall.

Entrance Hall

9' 7" x 4' 6" (2.92m x 1.37m)

Hard tiled wood effect flooring, an understairs storage cupboard, one radiator and double glazed window to the front.

Lounge

13' 1" x 11' 9" (3.99m x 3.58m)

Double glazed bay window to the front, hard tiled wood effect flooring, TV point, an electric fireplace, one radiator and an opening leading to the dining room.

Dining Room

13' x 9' 9" (3.96m x 2.97m)

Beautifully presented dining room with French doors leading to the garden, an opening leading to the lounge, hard tiled wood effect flooring, one radiator and a suspended light.

Kitchen

15' 6" x 7' 9" (4.72m x 2.36m)

Eye and base handle less units in high gloss white with black stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with induction hob and extractor hood, an integrated washing machine and dishwasher, space for a fridge/freezer, one radiator, a door leading to the garden, bespoke cabinets, hard tiled wood effect flooring and double glazed window to the rear.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

13' 2" max x 13' 1" (4.01m max x 3.99m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Two

13' 3" x 9' (4.04m x 2.74m)

Double glazed window to the rear, carpet flooring, one radiator and a built in wardrobe.

Bedroom Three

10' x 7' (3.05m x 2.13m)

Double glazed window to the rear, carpet flooring, one radiator and fitted storage cupboards over the stairs.

Bathroom

8' 1" x 4' 9" (2.46m x 1.45m)

Fully tiled walls and flooring, pedestal wash hand basin, a bath with overhead shower and foldable glass screen, an airing cupboard and one radiator.

Cloakroom

4' 9" x 2' 6" (1.45m x 0.76m)

Low level WC, fully tiled walls and flooring, one radiator and double glazed window to the rear.

Outside:

Front Garden

A walled border, a block paved driveway providing off street parking for 4+ vehicles and a side access leading to the rear garden.

Rear Garden

Beautifully presented, fully landscaped rear garden with a side access, a large patio seating area, a raised decking area with pergola, a large lawned area leading to the rear of the garden, with an adjacent path leading to the rear, fully enclosed, raised flower beds, hedging, a barked area to the rear and a cabin.

Cabin

17' 7" x 9' (5.36m x 2.74m)

An insulated cabin with French doors to entry, adjacent floor to ceiling double glazed windows, wood effect flooring, spot lights, power and light. This cabin would make the perfect office or snug.

Garage

17' 4" x 9' 4" (5.28m x 2.84m)

An up and over door, power and light.



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Hawthorn Drive, Ipswich

- Three double bedrooms
- Open plan lounge/diner
- 1st floor cloakroom & bathroom
- Contemporary kitchen
- Off street parking for 4+ vehicles & a garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120265 - 0002

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