



Hawthorn Drive, Ipswich, IP2 0RU

welcome to

Hawthorn Drive, Ipswich

This attractive, link-detached home has undergone a no-expense spared renovation throughout and boasts three good-size bedrooms, a large lounge/diner, a modern 1st floor bathroom, a landscaped rear garden, a double length garage and off street parking for 3 vehicles.



Entrance Hall

15' 1" x 3' (4.60m x 0.91m)

Stunning, long sweeping entrance hall with grey wood effect flooring, half clad walls, a Velux window, a further internal window to the lounge/diner, a storage cupboard and a door to the garage.

Garage

28' 7" x 12' 2" max (8.71m x 3.71m max)

Double length garage with an electric roller door to entry, a door to the garden and an adjacent double glazed window to the rear. This garage is currently used as a games room, there is ample space for a pool table.

Lounge/Diner

24' x 13' 4" (7.32m x 4.06m)

Beautifully presented, light filled room with an internal window to the hall, a double glazed floor to ceiling window to the rear, French doors to the garden, grey wood effect flooring throughout, an understairs storage cupboard, TV point, two radiators and a staircase.

Kitchen

13' 2" x 8' (4.01m x 2.44m)

Modern Wren kitchen with eye and base level units in cream with oak effect worktop surfaces, pan draws, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, a boxed in boiler, an integrated oven with electric hob and extractor hood, space for a washing machine, dishwasher and fridge/freezer, grey wood effect flooring, chrome heated towel rail and double glazed window to the front.

First Floor Landing

A storage cupboard, carpet flooring and loft hatch.

Master Bedroom

13' 4" x 10' 4" (4.06m x 3.15m)

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

Bedroom Two

13' 3" x 8' 3" (4.04m x 2.51m)

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

Bedroom Three

8' 4" x 7' 3" (2.54m x 2.21m)

Double glazed window to the side, grey wood effect flooring and one radiator.

Bathroom

7' 2" x 5' (2.18m x 1.52m)

Low level WC, vanity sink, a bath with overhead shower, panelled walls, grey wood effect flooring, chrome heated towel rail and double glazed window to the side.

Outside:

Front Garden

A grey, block paved driveway to the front, providing off street parking for 3/4 vehicles.

Rear Garden

A beautiful, completely landscaped rear garden with a sandstone paved area with a canopy, an oak sleeper border, a step up to a grassed area, raised flower beds, hedging, access to the garage and an outside tap and light.

Agents Note:

*New windows throughout in 2021

*New facias, soffits & gutters

*New electric roller door on the garage



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Hawthorn Drive, Ipswich

- No-expense spared renovation throughout
- Large lounge/diner with French doors to the garden
- Oak doors throughout & a new Wren kitchen
- Three good-size bedrooms
- Modern 1st floor bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120832 - 0003

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