



**Hawthorn Walk, Beck Row IP28 8UD**

**welcome to**

## **Hawthorn Walk, Beck Row**

A well presented semi-detached house offering three bedrooms, open plan living, good size gardens, ample off road parking and garage. Ideal for a growing family.

### **Entrance Hall**

With radiator, stairs to first floor, storage cupboards, window to front aspect and door to:

### **Lounge/Diner**

22' 2" max x 11' 10" max ( 6.76m max x 3.61m max )

With radiator, window to front aspect and double doors opening to rear garden.

### **Kitchen**

9' 10" x 8' 1" ( 3.00m x 2.46m )

Fitted with a range of base units and drawers, matching wall units, inset one and a half bowl sink and drainer unit, built in under oven with hob and extractor over, spaces and plumbing for washing machine and dishwasher, further space for fridge/freezer, window to rear aspect and door to side.







### **First Floor Landing**

With loft access and doors to:

### **Bedroom 1**

11' 5" x 11' ( 3.48m x 3.35m )

With radiator and window to rear aspect.

### **Bedroom 2**

11' 5" max x 10' 10" ( 3.48m max x 3.30m )

With radiator and window to front aspect.

### **Bedroom 3**

10' 1" max x 7' max ( 3.07m max x 2.13m max )

With radiator, storage cupboard and window to front aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over, low level W.C, wash hand basin and double glazed window to rear.

### **Outside**

To the front of the property there is a gravelled driveway offering ample off road parking and leads to a single garage. Gated access leads to the rear garden which has an initial decked area. The remainder of the garden is predominantly laid to lawn and is fully enclosed by fencing.

### **Garage**

Power within, sink unit, drainage for washing machine and personal door to side.

### **Agents Note**

The heating is served by oil. Please contact the branch for further details.



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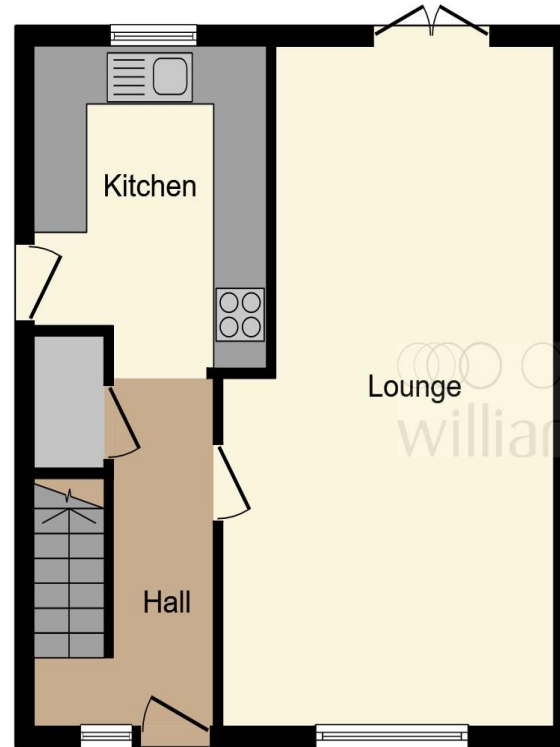
## Hawthorn Walk, Beck Row

- Semi-Detached House
- Circa 900 Sq Ft
- Open Plan Lounge/Diner
- Three Bedrooms
- Good Size Rear Garden

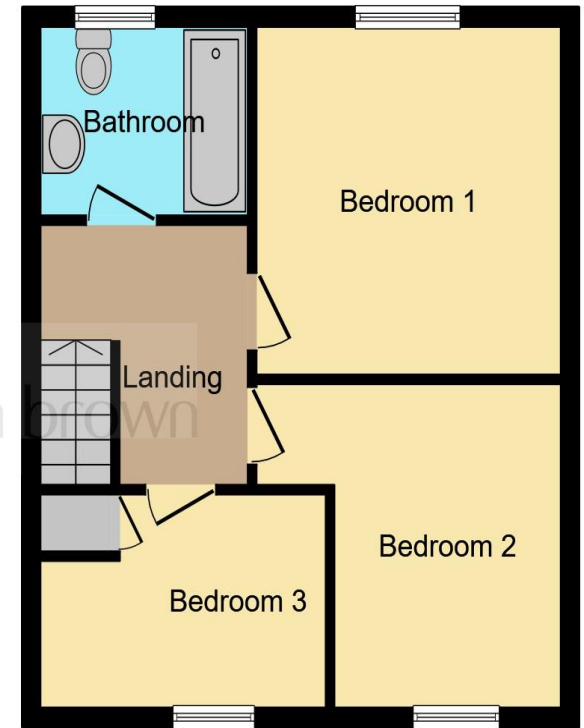
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C

offers in excess of

**£270,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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