

KEYSTONE



Hardwick Close, Ipswich, IP4 5XB
Offers In Excess Of £300,000

Semi-Detached House
Immaculate Condition
Kitchen
Garage And Driveway
Solar Panels

Three Bedrooms
Lounge/Diner
Family Bathroom
Popular Location

Hardwick Close, Ipswich IP4 5XB

Nestled in the charming cul-de-sac of Hardwick Close, this immaculate semi-detached house presents an ideal opportunity for families and couples seeking a welcoming and comfortable home. With three well-proportioned bedrooms, this property offers ample space for family living. The single lounge/diner is thoughtfully designed, providing a warm and inviting atmosphere for both relaxation and entertaining.

The property boasts a modern kitchen and bathroom, ensuring convenience for daily routines. One of the standout features of this home is the installation of solar panels, which not only contribute to energy efficiency but also offer potential savings on utility bills, making it an environmentally friendly choice.

The location is particularly appealing, situated in a popular area that fosters a sense of community while remaining conveniently close to local amenities, schools. This makes it a perfect home, where children can play safely and families can thrive. The detached garage and driveway also adds convenience to daily living.

In summary, this semi-detached house on Hardwick Close is a splendid opportunity for those looking to settle in a desirable area of Ipswich. With its immaculate presentation and thoughtful features, Don't miss the chance to make this delightful property your new home. Call 01473 221399 for more information.



Front entrance door

Entrance door Leading to hallway with wood flooring, stairs to first floor, radiator and door to lounge/diner

Lounge/Diner

22'6 x 10'5

Window to front, Patio doors to rear and two radiators.

Kitchen

8'7 x 7'7

Fitted with a range of base units, drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs. Hob with extractor over, built in double oven, space for fridge freezer, space for washing machine, integrated dishwasher, pantry, window to rear and door to side.

First Floor Landing

Loft access with power and light connected and boarded. Window to side and built in airing cupboard.

Bedroom 1

13'8 x 9'0

Window to front and radiator.

Bedroom 2

9'4 x 8'6

Window to rear and radiator.

Bedroom 3

8'0 x 7'2

Window to front, radiator and laminate flooring.

Bathroom

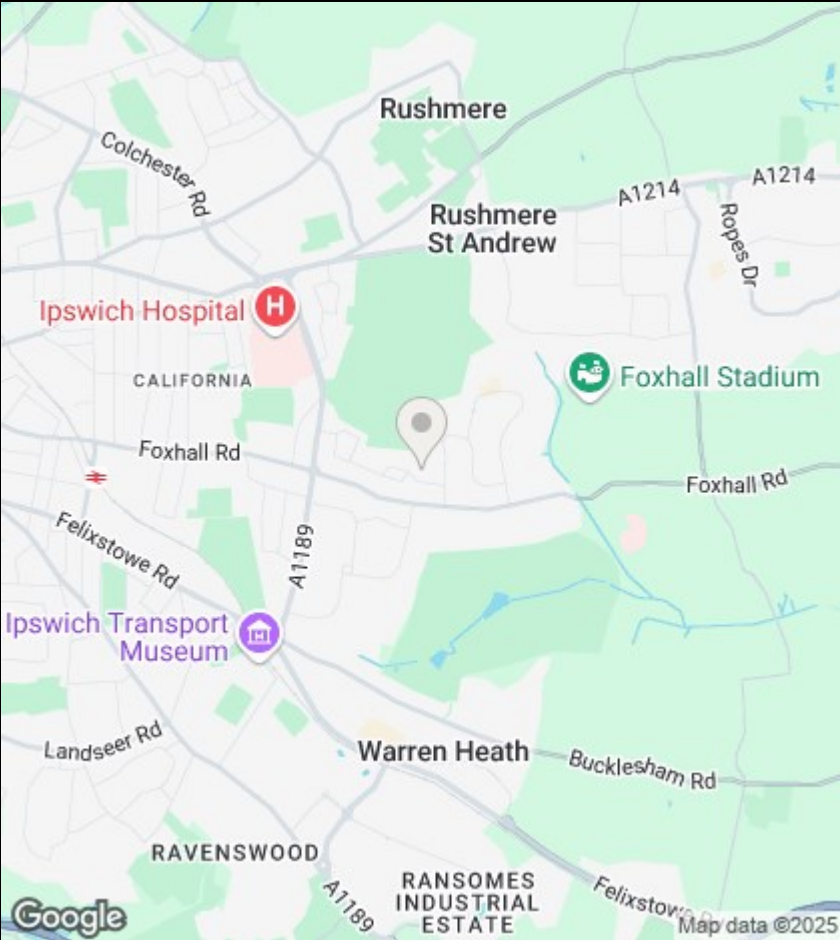
Fitted with a suite comprising of P shaped bath, with shower over, tiled splash backs, vanity inset sink and concealed WC. heated towel rail and window to rear.

Outside

To the front of property there is the garden, open planned and laid to decorative shingle. There is a driveway that leads to the detached garage, which has an up and over door and has power and light connected. There is a side door access that leads to the rear garden. which has a patio area and is predominantly laid to lawn.

Agents Notes

The property benefits from having solar panels which the owner has said reduces their energy bills and in some case's generates an income from selling electricity back to the grid. Call 01473 21399 for more information.



Viewings

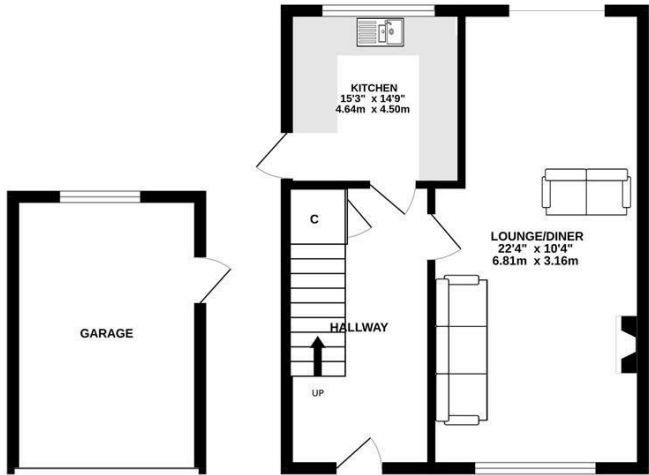
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

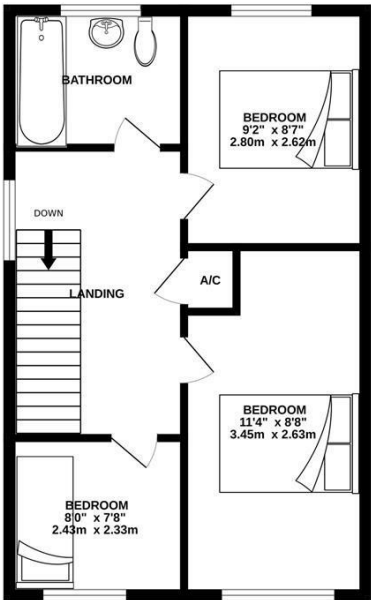
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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