

KEYSTONE



Hawthorn Drive, Ipswich, IP2 0PG

Offers In Excess Of £220,000

End Terraced House
Lounge
Ground Floor Wet Room
Double Glazed
Popular Location

Three Bedrooms
Kitchen/Breakfast Room
Gas Central Heating
Driveway

Hawthorn Drive, Ipswich IP2 0PG

Situated in popular Hawthorn Drive this charming end-terrace house offers a delightful blend of character and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The location is particularly appealing, situated in a popular neighbourhood that boasts a friendly community and easy access to local amenities.

For those with a vehicles, the property includes ample parking, adding to the convenience of living in this desirable area. Whether you are a first-time buyer or looking to settle down in a family-friendly environment, this three-bedroom house on Hawthorn Drive presents an excellent opportunity. Don't miss the chance to make this lovely home your own.



Front entrance door

Leading to hallway, with radiator and stairs to first floor.

Lounge

13'9 x 12'9

Window to front and radiator.

Kitchen

12'9 x 8'2

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splash back, built-in hob with extractor over, built-in oven and an integrated washing machine and fridge freezer, radiator, window to rear and door to side.

Wet room

Comprising of WC, hand basin, shower, radiator, tiled flooring and window to rear.

First Floor Landing

With loft access

Bedroom 1

14'8 x 10'8

Two windows to front, built-in storage cupboard and radiator.

Bedroom 2

11'6 x 10'0

Window to rear and radiator.

Bedroom 3

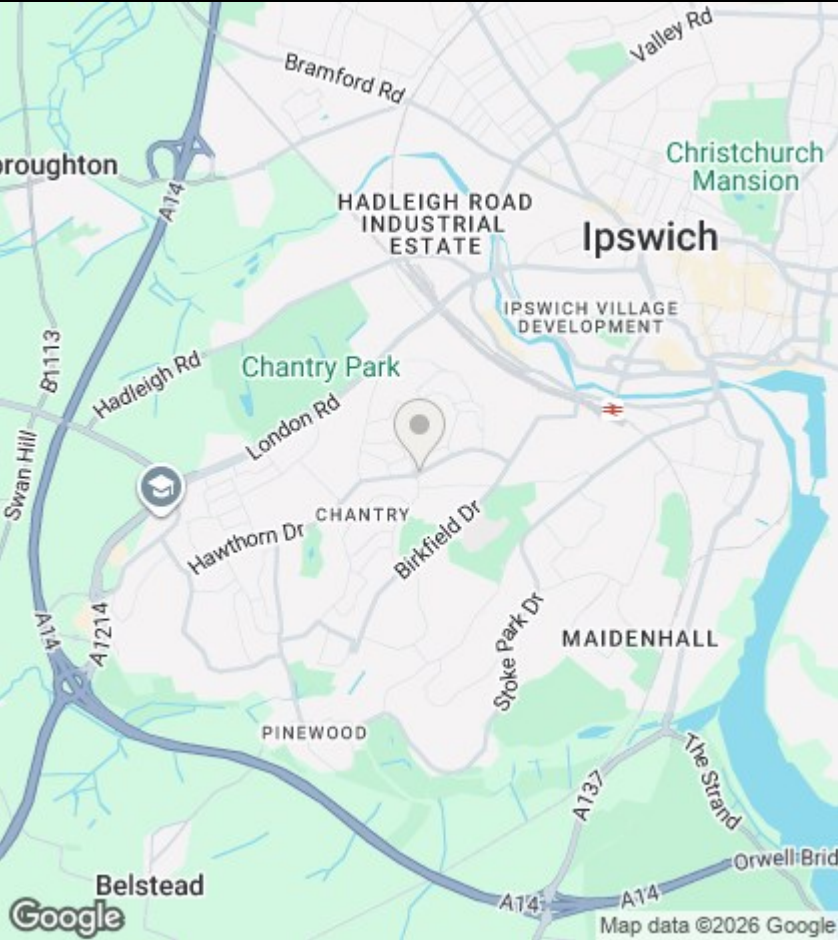
9'2 x 8'3

Window to rear and radiator.

Outside

To the front of the property there is a driveway that provides off road parking.

There is a side gate that leads to the rear garden, which is predominantly laid to lawn.



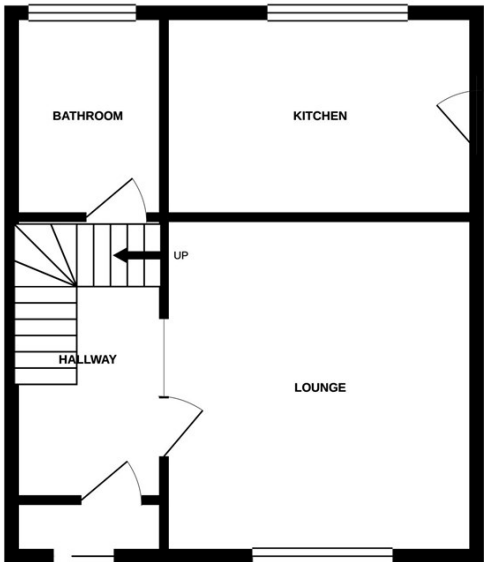
Viewings

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

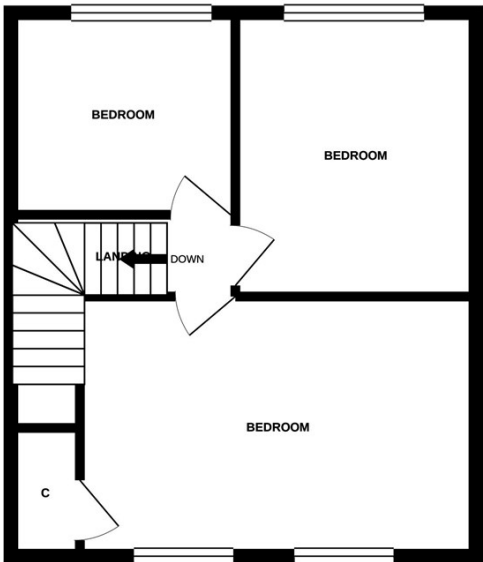
EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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