



Hawthorn Drive, Ipswich, IP2 0RT

welcome to

Hawthorn Drive, Ipswich

Offered for sale with NO ONWARD CHAIN, this spacious, three bedroom terraced home occupies a sought-after position within the popular IP2 area of Ipswich. Benefiting from a generous rear garden, first floor bathroom and well-proportioned accommodation throughout.

Agents Note:

Please note under Section 21, this vendor is a connected person to William h brown.

Entrance Hall

Carpet flooring, radiator, and an understairs storage cupboard.

Lounge

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

Kitchen/Diner

A spacious, open plan kitchen/diner, ideal for family living and entertaining, with double glazed window to the rear, a door providing access to the rear garden, tile effect flooring throughout, radiator, a built-in storage cupboard and pantry, a range of base units with marble effect worktop surfaces, a larder cupboard, a cream sink plus drainer and chrome mixer tap, tiled splashbacks, a wall-mounted boiler and space for a fridge, freezer, washing machine, and cooker.

First Floor Landing

Carpet flooring and airing cupboard.

Bedroom One

A generous double bedroom with double glazed window to the front, carpet flooring, radiator and a feature wall papered wall.

Bedroom Two

Another good-sized bedroom with double glazed window to the rear, carpet flooring, radiator, a feature wall papered wall and loft hatch.

Bedroom Three

Double glazed window to the front, carpet flooring, radiator and a built-in storage cupboard.

Bathroom

Low level WC, pedestal wash hand basin, a panelled bath with overhead shower and foldable glass screen, chrome heated towel rail, partly tiled walls, tiled flooring and double glazed window to the rear.

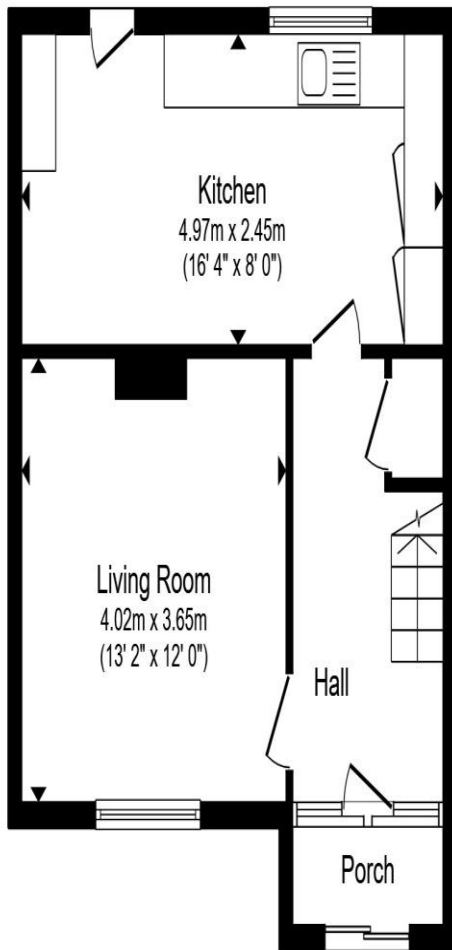
Outside:

Front Garden

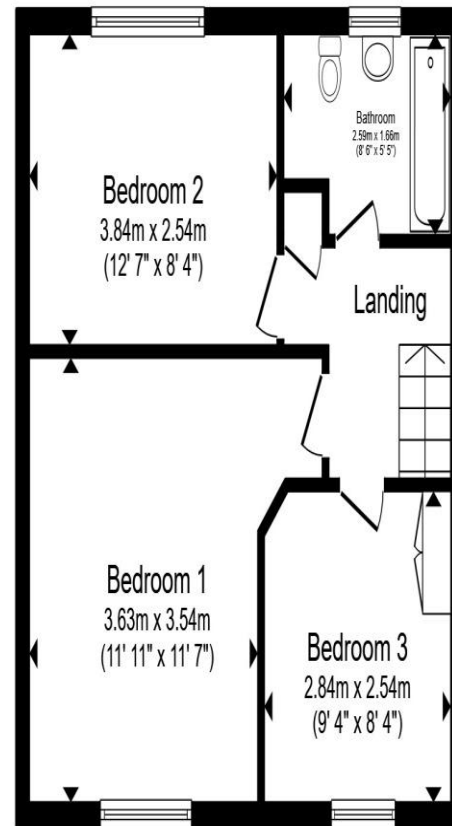
The property is set back from the road, behind a generous grass verge, with steps leading to the front entrance, a pathway to the front door, established hedging and a side access via a tunnel terrace, leading to the rear garden

Rear Garden

A particularly generous and fully enclosed rear garden with a large lawned area, a brick-built storage shed, a small, hard standing seating area, established hedging, an outside tap, a side gate and access to the front, via tunnel terrace.



Ground Floor



First Floor

Total floor area 84.2 m² (907 sq.ft.) approx

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.propertybox.io



welcome to
Hawthorn Drive,
Ipswich

- No onward chain
- Three good-sized bedrooms
- Spacious kitchen/diner
- 1st floor family bathroom
- Generous rear garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£180,000



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Property Ref:
IPS122056 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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