



## HAWK END LANE, ELMSWELL, IP30 9ED

£220,000  
FREEHOLD

Located in the well served village of Elmswell, this delightful semi-detached house on Hawk End Lane offers a perfect blend of comfort and convenience, providing ample space for both relaxation and entertaining. The home features a welcoming reception room, ideal for hosting guests or enjoying quiet evenings in. With two well-proportioned bedrooms, it is perfect for small families, couples, or even as a investment opportunity. The property benefits from a private garden, Additionally, the property benefits from designated parking for 2 cars. Situated within walking distance of local amenities, residents will find shops, schools, and recreational facilities just a short stroll away, With no onward chain, this property is ready for you to move in and make it your own.

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# HAWK END LANE

- Chain Free! Two Bedroom Semi-Detached Home
- Modern Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Driveway For Off Road Parking
- Two Good Sized Bedrooms
- Ground Floor Cloakroom
- Garden & Patio Area
- Within Walking Distance To Local Amenities & Transport Links
- Come & View Our 360 Virtual Tour



## Sitting Room

Well-proportioned room with stairs leading to the first floor. Window to front and a radiator.

## Kitchen/Dining Room

Modern kitchen with a range wall and base cupboard and drawers with ample work tops over. Inset sink and drainer. Integrated appliances include a electric cooker and gas hob with extractor hood over, full fridge freezer and dishwasher. Opening to the dining area with further built in cupboard units, window to side, two radiators and side door access.

## Cloakroom

WC and wash basin. Plumbing for appliances and an installed water softener. Housing the boiler and radiator.

## Landing

Window to side and radiator.

## Bedroom 1

Double room with built in wardrobes and storage. Loft access and ceiling fan. Window to front and radiator.

## Bedroom 2

Velux sky lights and radiator.

## Bathroom

WC and wash basin vanity unit. Bath with shower head over with shower screen. Velux skylight and heated towel rail.

## Outside

### Front Garden

Driveway for two cars, E V charger and side gated access.

### Rear Garden

Paved patio seating area and small lawn. Paved pathway and gated access to driveway. Shed for storage.

# HAWK END LANE





Ground Floor



Floor 1

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Approximate total area  
662 ft<sup>2</sup>  
61.4 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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