



Hawthorn Drive, Ipswich, Suffolk
£240,000

A great opportunity to acquire this established three bedroom, two reception mid terraced home located on this popular development close to a local shopping parade and larger branded supermarkets.

- **CHANTRY PARK**
- **MID TERRACED HOUSE**
- **THREE BEDROOMS**
- **TWO RECEPTIONS**
- **DOUBLE GLAZING**
- **REAR LOBBY/UTILITY**
- **RECENT GAS TO RADIATOR HEATING**
- **WALKING DISTANCE TO STATION**
- **GARDEN BAR & WORKSHOP**
- **SOLAR PANELS**

PROPERTY:

A great opportunity to acquire this lovely three bedroom two reception mid terraced property. This family home offers many of the modern day benefits to include:- double glazing, gas to radiator heating (approximately three years old), two receptions, utility lobby, generous garden with bar and workshop and accommodation comprising:- entrance hall, living room, dining room/second reception, kitchen, and utility lobby. Upstairs the rooms lead off the landing with three bedrooms, family bathroom and separate WC. Outside the front has block paving, whilst the rear garden is generous, enclosed by fencing with bar and workshop. Solar panels also help with those domestic bills.

Council tax band B:
Ipswich Borough council:

LOCATION:

Chantry is a popular development situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.





ENTRANCE HALL:

9'5 x 4'5 (2.87m x 1.35m)

Stair flight to first floor landing, storage cupboard under stairs, radiator and wood laminate flooring.

LIVING ROOM:

13'0 x 11'5 (3.96m x 3.48m)

Coved ceiling, double glazed window to front elevation, picture rail, fire surround with inset coal effect fire and open to :-

DINING ROOM:

13'0 x 11'5 (3.96m x 3.48m)

Double glazed window to rear elevation, radiator and wood laminate flooring.

KITCHEN:

11'8 x 7'9 (3.56m x 2.36m)

Textured ceiling, double glazed window to rear garden, stainless steel single drainer sink unit with cupboards under, a range of floor standing cupboards and drawers with adjacent work tops, wall mounted cupboards, concealed filter hood over cooker area, space for fridge freezer, radiator and tiled flooring.





REAR LOBBY:

5'8 x 2'9 (1.73m x 0.84m)

Smooth ceiling, space for washing machine, double glazed door to garden and tiled floor.

LANDING:

Access to loft space.

BEDROOM 1:

13'8 x 13'0 (4.17m x 3.96m)

Textured ceiling, double glazed window to front elevation and radiator.

BEDROOM 2:

15'1 x 8'6 (4.60m x 2.59m)

Textured ceiling, double glazed window to rear elevation and radiator

BEDROOM 3:

9'8 x 10'1 red 6'10 (2.95m x 3.07m red 2.08m)

Textured ceiling, double glazed window to rear elevation, radiator and wood laminate floor.

BATHROOM:

8'2 x 4'11 (2.49m x 1.50m)

Smooth ceiling, double glazed frosted window to rear elevation, wash hand basin, panel bath with hand grips, heated towel radiator, built in storage cupboard and drop light switch.

SEPARATE WC:

4'10 x 2'8 (1.47m x 0.81m)

Smooth ceiling, double glazed frosted window to rear elevation, low level WC and part tiled walls.

FRONT GARDEN:

Open plan mainly laid to hardstanding and block paving.

REAR GARDEN:

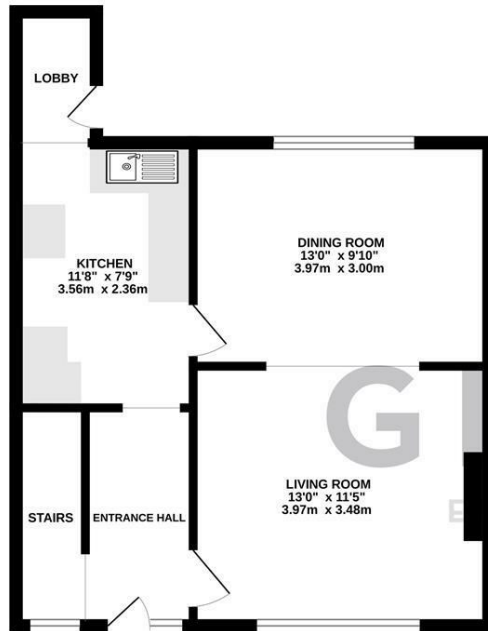
Generous in size with raised lawned area, paved area, garden bar of timber construction (with lift up window, sky connection and broadband connection), timber work (10ft x 8ft)shop with power connected, there is also a 12 x 6 storage shed, and further rear patio area. Rear pedestrian access.



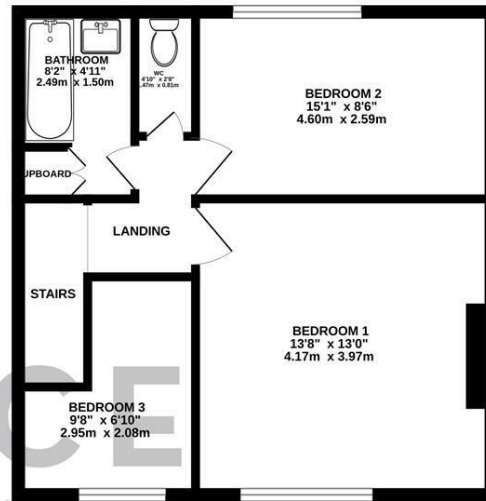




GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

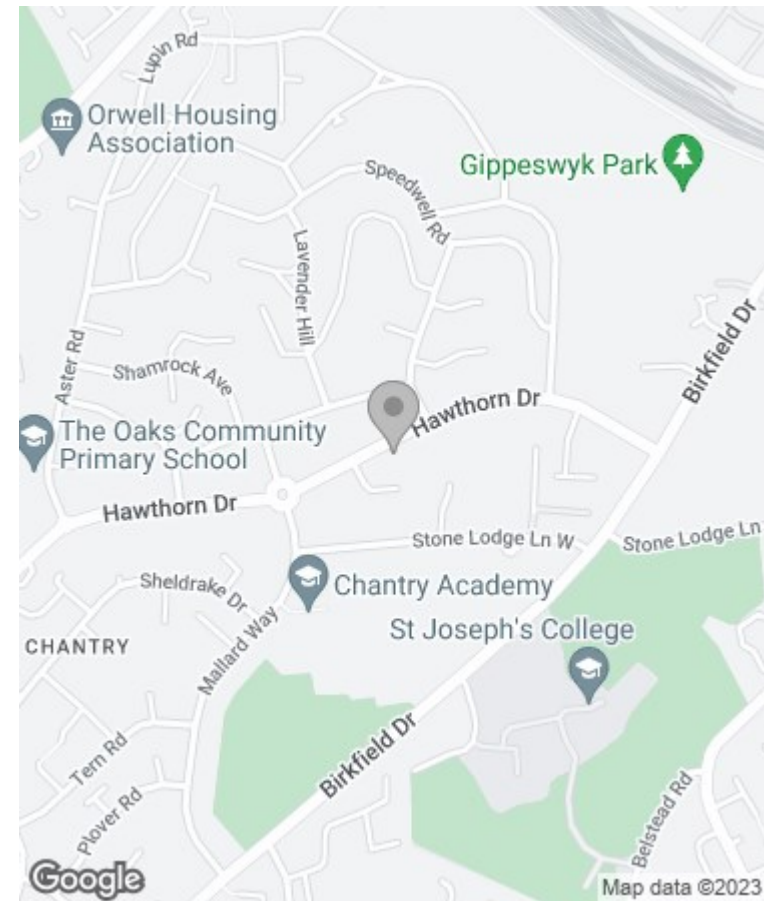


1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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