# 23 Hawthorn Walk

Beck Row Bury St. Edmunds IP28 8UD

Guide Price £280,000

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# The Property

This delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 936 square feet, the property boasts a well-designed layout that includes a welcoming reception room, ideal for both relaxation and entertaining.

Constructed in 1986, this home has been thoughtfully updated, featuring a brand new oil-fired heating system installed in 2023, ensuring warmth and efficiency throughout the colder months. The property also benefits from parking, making it convenient for residents and guests alike.

One of the standout features of this home is the generously sized garage, which exceeds standard dimensions. It provides convenient access from the garden through a personnel door, making it easy to transport items between the two spaces. The garage is equipped with a kitchenette, complete with running water and drainage, allowing for the connection of appliances such as a washing machine or tumble dryer. Additionally, a new fuse board with four sockets enhances the functionality of this versatile space.

The outdoor area is equally impressive, featuring a good-sized, south-facing garden that is not overlooked by neighbours. This private sanctuary is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

In summary, this property on Hawthorn Walk presents an excellent opportunity for those seeking a comfortable family home with modern amenities and a lovely outdoor space. With its convenient location and thoughtful features, it is sure to appeal to a variety of buyers.

## Living Room/Diner

### 22'3" x 11'11" (6.80 x 3.65 m)

This warm and inviting living room and dining area features a spacious layout with soft carpeting and a large window that fills the space with natural light. Neutral walls and elegant ceiling detailing create a calm, relaxing atmosphere. The room seamlessly connects to the dining area, which is brightened by patio doors leading to the garden, while wood-effect flooring enhances the dining space, offering a lovely contrast and a welcoming place to enjoy meals.

## Kitchen

### 9'11" x 8'0" (3.02 x 2.46 m)

The kitchen is well-appointed with wooden cabinetry and dark countertops that provide workspace. It includes built-in appliances such as a cooker and extractor hood, and there is space for essential appliances like a washing machine and dishwasher. A window above the sink overlooks the garden, allowing natural light to brighten the room, while tiled flooring complements the practical design.

## Bedroom 1

### 11'1" x 11'5" (3.38 x 3.49 m)

This main bedroom offers a comfortable and tranquil retreat with a plush carpet underfoot and a large window allowing in plenty of daylight.

## Bedroom 2

### 10'10" x 7'11" (3.31 x 2.42 m)

A versatile bedroom or study, this room is carpeted and benefits from a large window that fills the space with light. It is currently arranged as a home office.

## Bedroom 3

### 7'8" x 9'11" (2.34 x 3.04 m)

This well-sized Third bedroom features a carpeted floor and window that brightens the space. Neutral walls with a playful two-tone paint design add charm.

## Bathroom

### 6'0" x 6'5" (1.83 x 1.97 m)

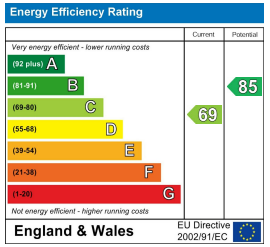
The bathroom is fitted with modern white sanitary ware, including a bath with a shower screen, toilet and basin. The neutral tiled walls and patterned flooring create a fresh and clean environment, while a frosted window provides privacy and natural light.

## Rear Garden

The rear garden is a generous outdoor space featuring a large lawn enclosed by fencing for privacy. A paved patio area adjacent to the property provides an ideal spot for outdoor seating and relaxing. Further back, a raised decked area offers another inviting area for entertaining or enjoying fresh air. The garden includes planting beds and room for hobbies or play, creating a lovely private garden setting.

## Garage and Driveway

The property benefits from a gravel driveway providing parking space for several vehicles and access to a single garage, which offers further storage or parking convenience.




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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