



CharlesWright

PROPERTIES

Selling Properties the Wright Way



278 Hawthorn Drive

Ipswich, IP2 0RT

£235,000



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Description

Situated to the south west of Ipswich is this three bedroom end terrace home enjoying an 80 ft. rear garden ideal for a family. The property is well presented inside and the accommodation comprises from a stylish refitted kitchen/dining room, a good sized sitting room with downstairs storage, bathroom with white three piece suite and three bedrooms upstairs, two of which are doubles. Solar panels are fitted making this an efficient home to run with the benefit of free electric when the panels are generating energy.

Entrance hall

Double glazed entrance door to side, radiator and doors to ground floor rooms.

Sitting room

15'07 x 10'11 (4.75m x 3.33m)

Double glazed window to front, radiator and downstairs cupboard.

Kitchen/dining room

12'07 x 9'02 (3.84m x 2.79m)

Double glazed window and door to rear, radiator, white gloss units with worktops above, integrated fridge/freezer, plumbing for tumble dryer and washing machine, integrated oven, integrated hob, integrated duel bins and gas boiler.

Bathroom

5'11 x 5'02 (1.80m x 1.57m)

Double glazed window to rear, heated towel rail, white panelled bath with power shower above, white pedestal wash basin with vanity storage below and low level wc.

Landing

Double glazed window to side, doors to first floor rooms and airing cupboard housing the water tank.

Bedroom one

12'06 x 10'11 (3.81m x 3.33m)

Double glazed window to front and radiator.

Bedroom two

10' x 9'03 (3.05m x 2.82m)

Double glazed window to rear and radiator.

Bedroom three

8'07 x 6'02 (2.62m x 1.88m)

Double glazed window to rear and radiator.

Outside and gardens

There is a lawned front garden with a paved pathway leading to the entrance door and a side gate. The rear garden is approximately 80 ft. with a large patio and lawned area enclosed by fencing and hedging. A brick built outbuilding has power and lighting, providing storage for garden tools and furniture.

Location

The property is located within close proximity of local amenities and provides easy access to the A12 and A14 as well as Ipswich's mainline rail station with its direct links to London's Liverpool Street. The Chantry academy is also close by as well as a number of primary schools. A short drive leads to the town centre with its rejuvenated waterfront and marina, with the shopping and town centre beyond.

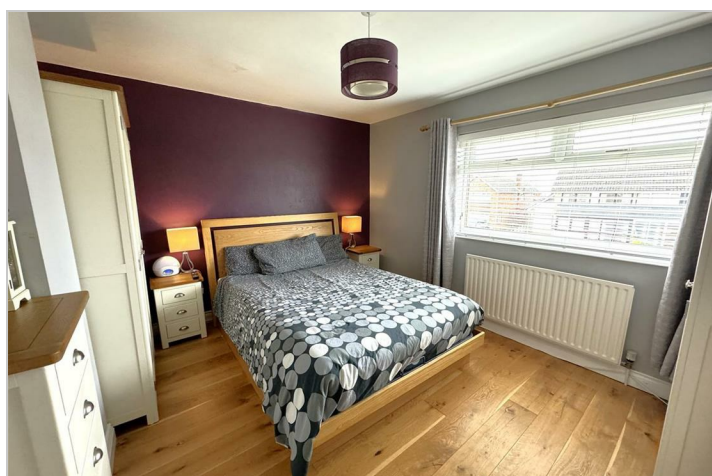
Services

We understand that mains gas, electric, water and drainage are connected to the property. Solar

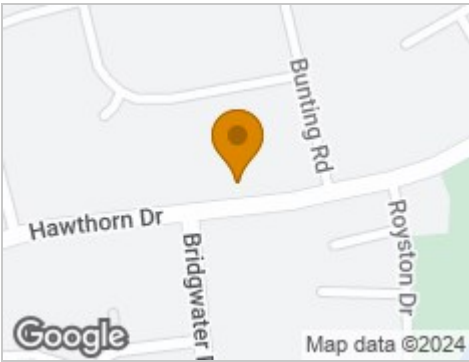
Tel: 01394 446483

Panel's are fitted and leased to the solar Panel company. Please contact the agent for more information.

Tenure: Freehold
Council tax band: B
EPC rating: C



Road Map



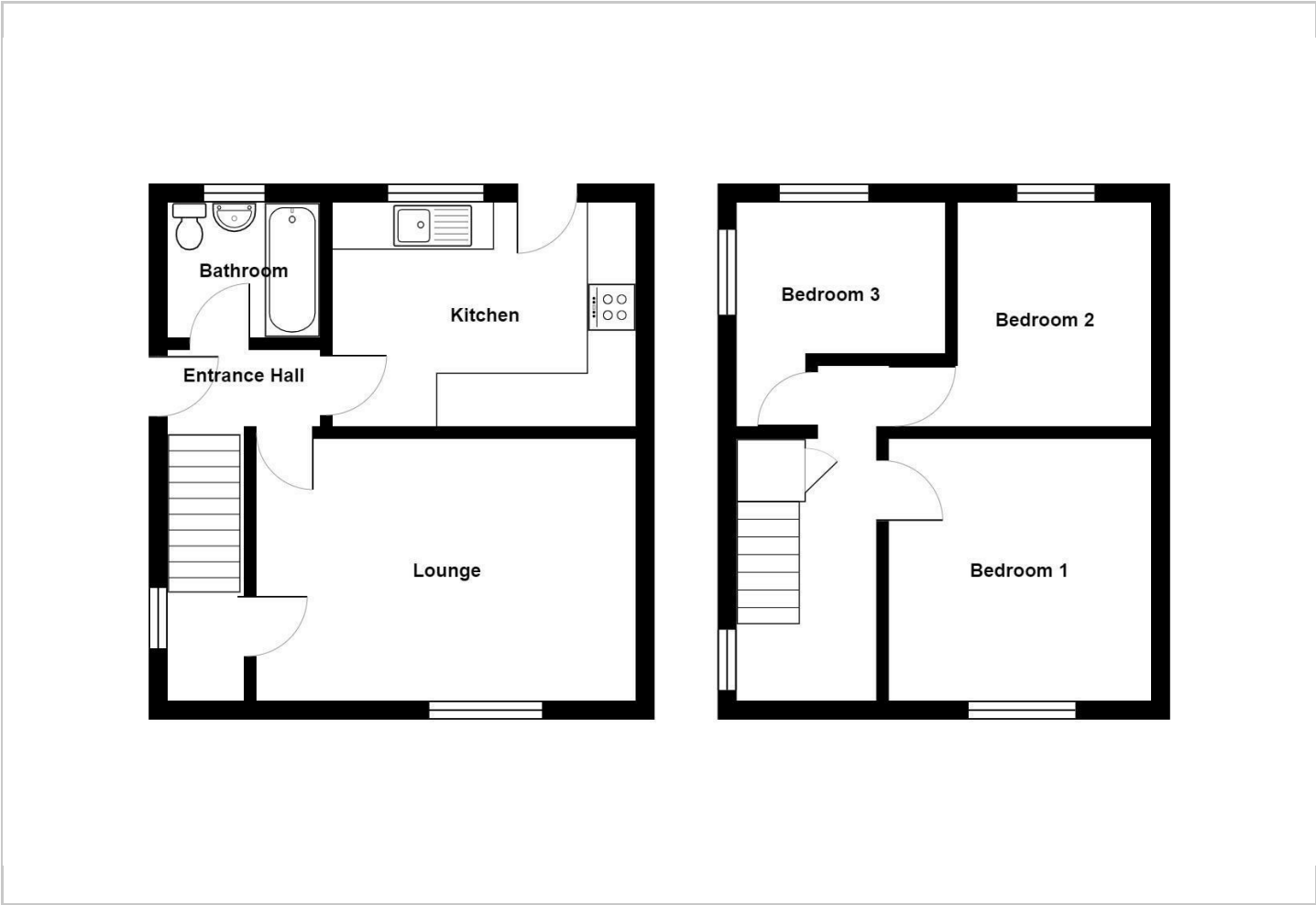
Hybrid Map



Terrain Map



Floor Plan

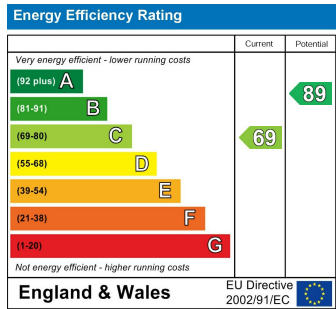


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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