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19 Garman Way, Hadleigh, IP7 6DQ

£320,000

About the property

A smart, modern home in a sought-after development, offering excellent parking, energy efficiency and practical living space throughout. This three-bedroom detached home on Garman Way was built approximately five years ago and benefits from the remainder of its NHBC warranty, offering peace of mind for the next owner. The property enjoys a well-balanced plot, complemented by a larger than average detached garage measuring 20ft x 10ft10, driveway parking for two to three vehicles, and a lawned and paved rear garden. Further enhancing its appeal are energy-efficient solar panels with their own battery storage system. The accommodation begins with a welcoming entrance hall with stairs rising to the first floor and a convenient ground floor cloakroom. The living room provides a comfortable space to relax, while the fitted kitchen/dining room spans the rear of the property and features double doors opening onto the patio, creating an ideal setting for everyday family life and entertaining. The kitchen includes a double oven, gas hob and designated spaces for appliances, with a separate utility room adding practical convenience. Upstairs, the landing provides loft access via a ladder, with part boarding and power connected. There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room. A family bathroom serves the remaining bedrooms.

Outside

Externally, a block-paved driveway to the side leads to the detached garage, which is equipped with power, lighting and useful eaves storage, along with a personal door from the rear garden. A side gate provides access into the enclosed rear garden, which includes a paved patio terrace for outdoor dining, the remainder laid to lawn, and a pathway leading to a small additional sun terrace.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///hazy.blinking.when. Broadband (with fibre) download speed available up to 900 mbps and upload speed up to 110 mbps (Source Ofcom). Mobile coverage, O2 good outdoors and in home, Vodafone good outdoor and variable in home, EE and Three good outdoors (Source Ofcom). Please note there is a management charge of approx. £160.73 per year for the communal grounds around the development (for year 2025).





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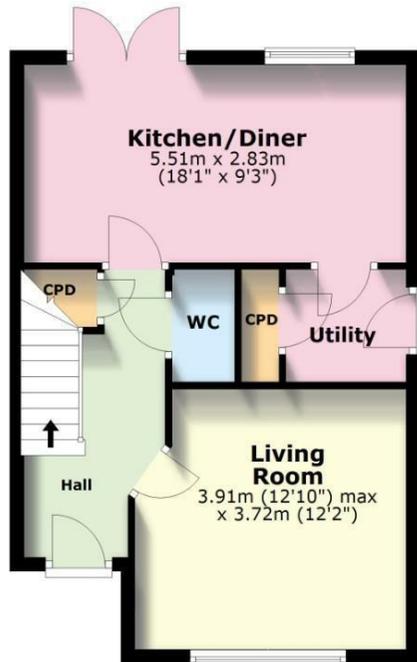
- Modern 3 bedroom detached home
- 20ft x 10ft10 detached garage with power & light
- Enclosed rear garden with patio & lawn
- Approx. 5 years old with NHBC remaining
- Block paved driveway for 2-3 cars
- En suite to principal bedroom + family bathroom
- Energy-efficient solar panels with battery
- Bright living room & spacious kitchen/diner
- Separate utility room & ground floor WC



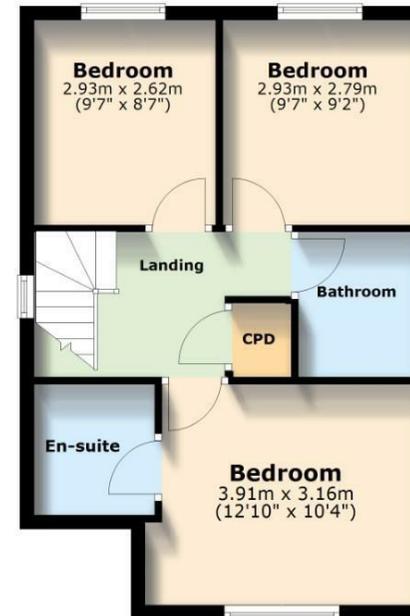


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Ground Floor



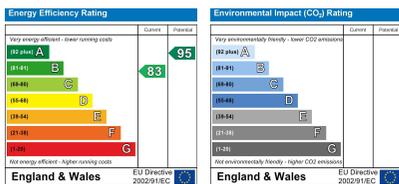
First Floor



Total area: approx. 108.1 sq. metres (1163.1 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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