



£300,000

Yeoman Way, Hadleigh



THE PROPERTY

Welcome to this well-presented three-bedroom home. The entrance porch leads into a bright and inviting living room, where a large front window fills the space with natural light. A charming wood burner adds warmth and character, complemented by a built-in storage cupboard.

The kitchen offers a good range of wooden worktops with storage above and below, plus integrated appliances including an oven, hob with extractor, fridge freezer and inset sink. Tiled splashbacks add style, while double doors open to the rear garden, creating a light and airy feel. A useful lean-to provides alternative garden access.

A secondary entrance to the front opens into a hallway with internal access to the garage, a handy storage cupboard, and a convenient WC with wash basin and toilet.

Upstairs are three bedrooms: two comfortable doubles and a third ideal as a guest room or home office, complete with built-in storage. The modern family bathroom features a combination unit with toilet, sink and storage, along with a bath and overhead shower.

Outside, the private rear garden offers both patio and lawned areas, perfect for relaxing or entertaining. The front provides off-road parking, a garage, and side access to the garden.

THE LOCATION

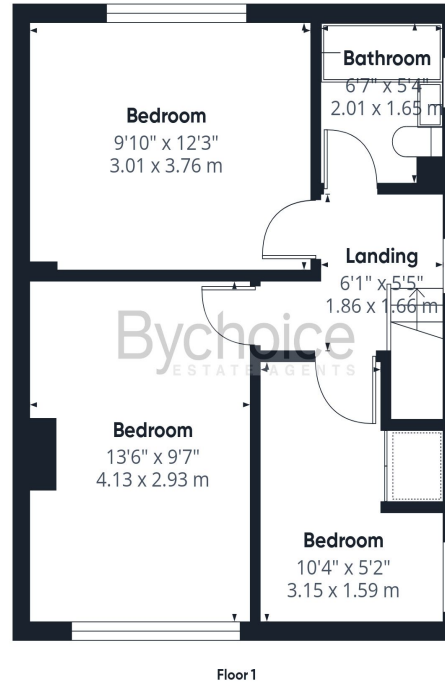
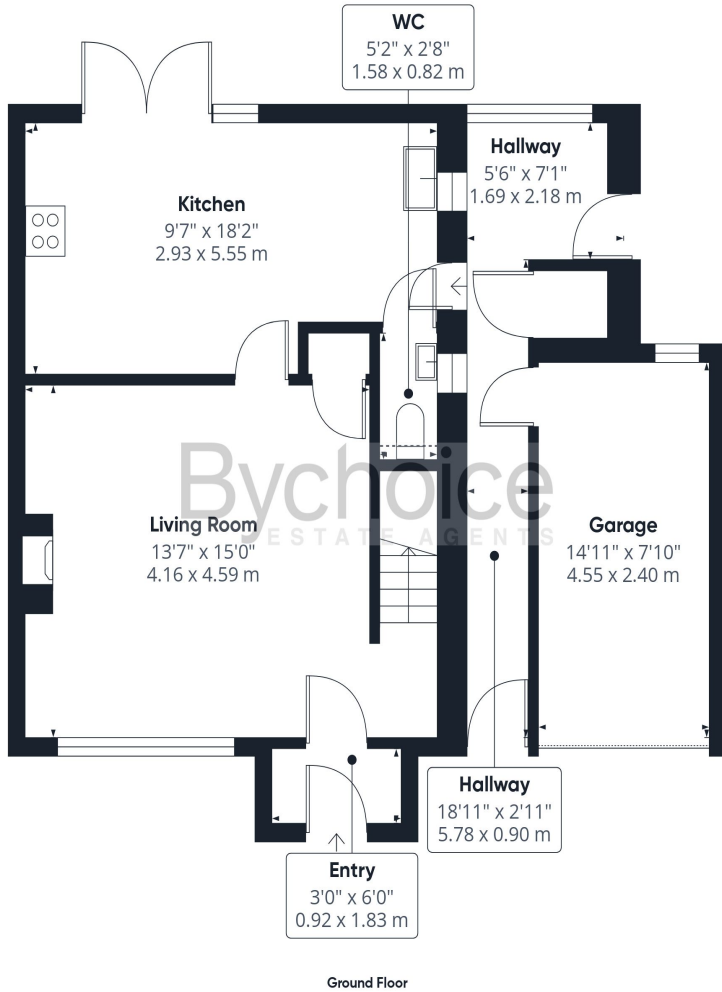
Hadleigh is a charming market town steeped in history, with streets lined by beautiful period buildings, including St Mary's Church and the Deanery Tower. The weekly market brings the community together with fresh produce and local crafts.

Residents enjoy an excellent range of amenities, from cosy cafés and boutique shops to convenient everyday services. With highly regarded schools and stunning countryside on the doorstep, including Dedham Vale and Constable Country, Hadleigh offers the perfect blend of heritage, community and









Approximate total area⁽¹⁾

1057 ft²
98.2 m²

Reduced headroom

1 ft²
0.1 m²

(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

Council & Council Tax Band – Babergh District Council - Band B

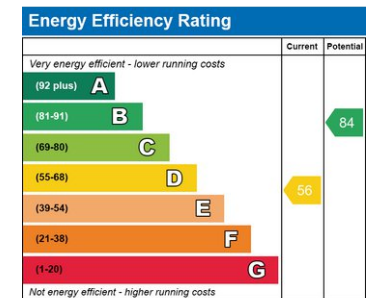
Tenure – Freehold

Broadband – Superfast broadband available, download speeds of up to 49 Mbps and upload speeds of up to 8 Mbps (Ofcom data)

Mobile Coverage – Voice & Data available with EE, Three, O2, Vodafone (Ofcom Data)

Utilities – Mains Drainage, Gas Central Heating, Water, Drainage

Property Construction – Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.