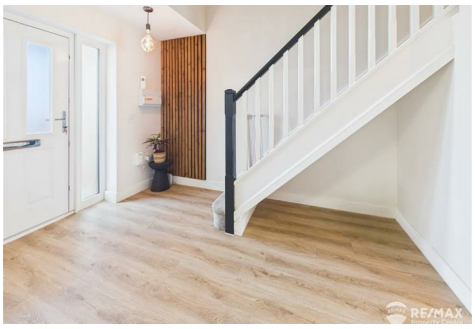
RE/MAX PROPERTY HUB









19 Paddocks Lane, Harwich, CO12 5FQ

Asking price £420,000

Newly built in 2024, this beautifully presented four-bedroom detached family home offers stylish contemporary living, generous accommodation and a low-maintenance lifestyle in a highly desirable setting. Thoughtfully designed for modern family life, the property provides well-proportioned rooms throughout, including four good-sized bedrooms, with the master bedroom benefiting from a private en-suite.

The ground floor offers a separate lounge, a stunning fitted kitchen/diner/family room providing an excellent space for both everyday family life and entertaining, together with a convenient ground floor WC and a utility room. Upstairs, three further bedrooms are complemented by a modern family bathroom.

Externally, the property benefits from a fully enclosed, newly landscaped south-facing rear garden, featuring a new patio, lawn and raised planter beds. A tandem driveway provides ample off-road parking and leads to the single garage.

Further benefits include PV solar panels and approx. 8 years remaining on the NHBC warranty, offering additional peace of mind. Combining modern living, energy-saving features and attractive outdoor space, this impressive home is ready to move straight into.

Entrance Hall
With stairs to first floor, double doors leading to lounge, storage cupboard, doors to GF WC and kitchen, feature wall panelling, LVT flooring, underfloor heating.

Lounge 17'5" x 12'11" (5.33 x 3.95)
With full size box bay window to front aspect, carpeted flooring.

Kitchen/Diner/Family Room 20'6" x 16'9" (6.27 x 5.12)
The kitchen area fitted with a modern range of wall and base units, integrated fridge, freezer and dishwasher, built in eye level cooker, induction hob and extractor hood, stainless steel sink/drainer with mixer tap, central island, feature wall panelling, door to utility, UPVC French doors with access to rear garden, window to side aspect, LVT flooring, underfloor heating.

Utility/Laundry Room 10'4" x 5'6" (3.16 x 1.69)
Fitted wall and base units, stainless steel sink with mixer tap, under counter spaces for washing machine and tumble dryer, UPVC glazed side door leading to rear garden, LVT flooring, underfloor heating.

GF WC
Low level WC, wash basin in vanity unit, tiled splashback, LVT flooring, underfloor heating.

First Floor Landing
L shaped landing with doors to all bedrooms and family bathroom, airing cupboard, loft access hatch, feature wall panelling.

Master Bedroom 12'8" x 10'2" (3.87 x 3.12)
With 2 windows to front aspect, door to:-

En-Suite Shower Room
Suite comprising:- shower cubicle, low level WC, wash basin in vanity unit, tiled splashback, chrome heated towel rail, obscured window to front aspect.

Bedroom 2 12'6" x 11'8" (3.82 x 3.57)
With 2 windows to rear aspect.

Bedroom 3 12'6" x 8'5" (3.83 x 2.58)
With window to rear aspect.

Bedroom 4 13'3" x 7'3" (4.05 x 2.21)
2 Fitted double wardrobes, window to side aspect.

Family Bathroom
Suite comprising:- panelled bath with mixer tap and shower attachment, low level WC, wash basin in vanity unit, part tiled walls, chrome heated towel rail, obscured window to side aspect.

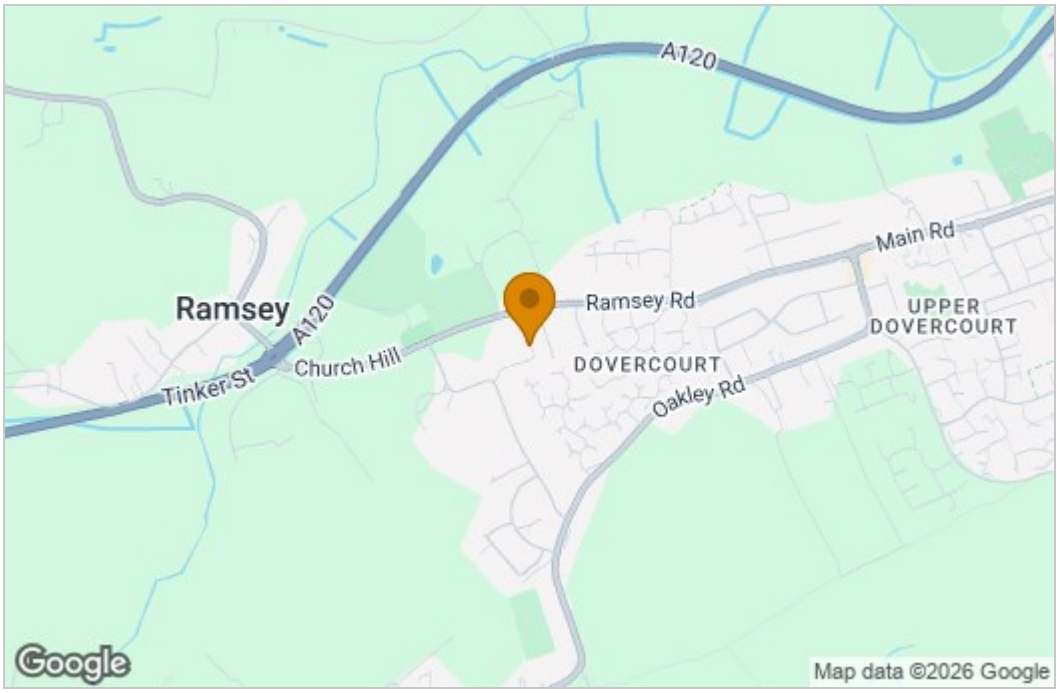
Outside Areas:-
To the front of the property a lawn and planter area, block paved driveway leading to garage.

The South facing garden is fully enclosed by wooden fencing and enjoys a generous porcelain patio, lawn, built in planter beds, outside tap, personnel door allowing access to the garage.

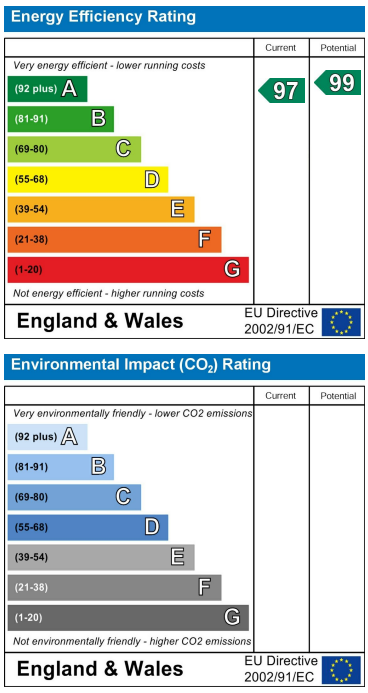
Floor Plan



Area Map



Energy Efficiency Graph



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.

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