

The Old Maltings, Tudor Rose Way, Harleston

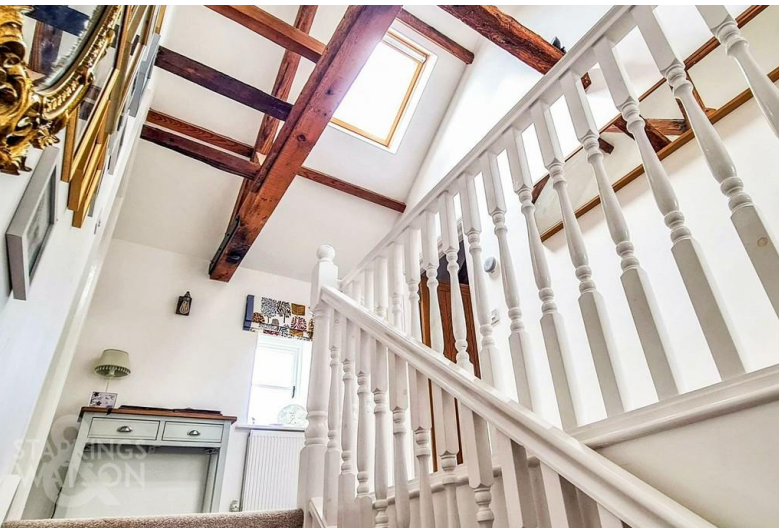
Guide Price £550,000 Freehold

Energy Efficiency Rating : C

- ✓ Converted Former Maltings
- ✓ Town Centre Location
- ✓ Close Proximity to Schools
- ✓ Over 2300 Sq ft (stms) Over 3 Floors
- ✓ Original Beams & Vaulted Ceilings
- ✓ High Spec Kitchen/Dining Room
- ✓ Five Bedrooms & Three Bathrooms
- ✓ South Facing Garden & Parking For 4 Cars

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





Arranged over THREE FLOORS offering accommodation extending to approximately 2300 sq ft (stms), and with OFF ROAD PARKING, this BEAUTIFULLY PRESENTED FAMILY HOME offers a lot more than initially meets the eye. The property forms just one of five properties within this HISTORIC converted former MALTINGS, benefiting from stunning original features including ORIGINAL BEAMS and VAULTED CEILINGS - having been re-developed by prestigious local developer, Crockford Builders. Uniquely, the property is located right in the HEART of the popular MARKET TOWN of HARLESTON whilst also occupying a tucked away CUL-DE-SAC setting. The accommodation offers a hall entrance, cloakroom, sitting room with wood burner, high specification KITCHEN/DINING ROOM and utility with adjoining breakfast room completing the ground floor. There are then FIVE GENEROUS bedrooms and THREE BATHROOMS set over the upper TWO FLOORS. Externally, the courtyard style rear garden is landscaped and SOUTH FACING.

LOCATION

Ideally situated within the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings and shops the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

DIRECTIONS

You may wish to use your Sat-Nav (IP20 9QL), but to help you...Upon entering Harleston on Needham Road from the A143, continue along the road as it becomes London Road, and take the first left onto Wilderness Lane leaving town where the road becomes The Street. turn right onto Weavers Croft and then left onto Tudor Rose Way. Continue to the end of the Cul-De-Sac where the Maltings can be found on the right hand side with the parking area also located tucked around the corner on the right hand side. 2 further parking space can found accessed from the other side of the property via Eversons Lane.

AGENTS NOTE

Each property is responsible for a one sixth share of the maintenance of the access road but retains ownership of (and responsibility for) the parking spaces.

Accessed from the shared pathway approach to the front with two parking spaces also located to the front.

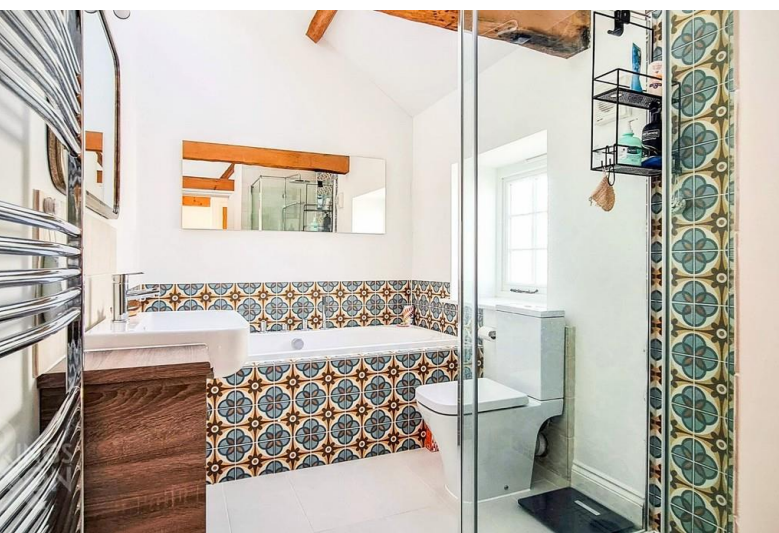
Obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor landing, smooth ceiling with recessed spotlights, doors to:

CLOAKROOM

Two piece suite comprising low level W.C with hidden cistern, pedestal hand wash basin and mixer tap over, tiled splash backs, extractor fan, tiled flooring, radiator, smooth ceiling with recessed spotlights.



SITTING ROOM

20' 1" x 15' 6" (6.12m x 4.72m) Cast iron wood burner set atop a tiled hearth, fitted carpet, radiator x2, double glazed window to front x2, double glazed door to rear, television and telephone points, smooth ceiling with recessed spotlights.

KITCHEN/DINING ROOM

20' 4" x 12' 7" (6.2m x 3.84m) Fitted range of base level units with complementary rolled edge work surfaces, quartz work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, central island with breakfast bar, inset electric ceramic hob, built-in electric oven, integrated full height fridge, integrated dishwasher, space for dining table, tiled flooring, radiator x2, double glazed window to front, double glazed window to rear, smooth ceiling with recessed spotlights, door to utility room.

BREAKFAST ROOM

14' 8" x 5' (4.47m x 1.52m) Tiled flooring, radiator, space for fridge/freezer velux window to side, obscure double glazed window to side, smooth vaulted ceiling.

UTILITY ROOM

7' 10" x 6' 1" (2.39m x 1.85m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, space for tumble dryer, tiled flooring, radiator, double glazed window to rear, wall mounted gas fired central heating boiler, built-in storage cupboard, built-in double storage

cupboard, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator x2, double glazed window to front, double glazed window to rear, stairs to second floor landing, smooth ceiling with recessed spotlights, doors to:

DOUBLE BEDROOM

12' 9" x 12' 7" (3.89m x 3.84m) Fitted carpet, radiator x2, double glazed window to side, double glazed window to rear, smooth ceiling.

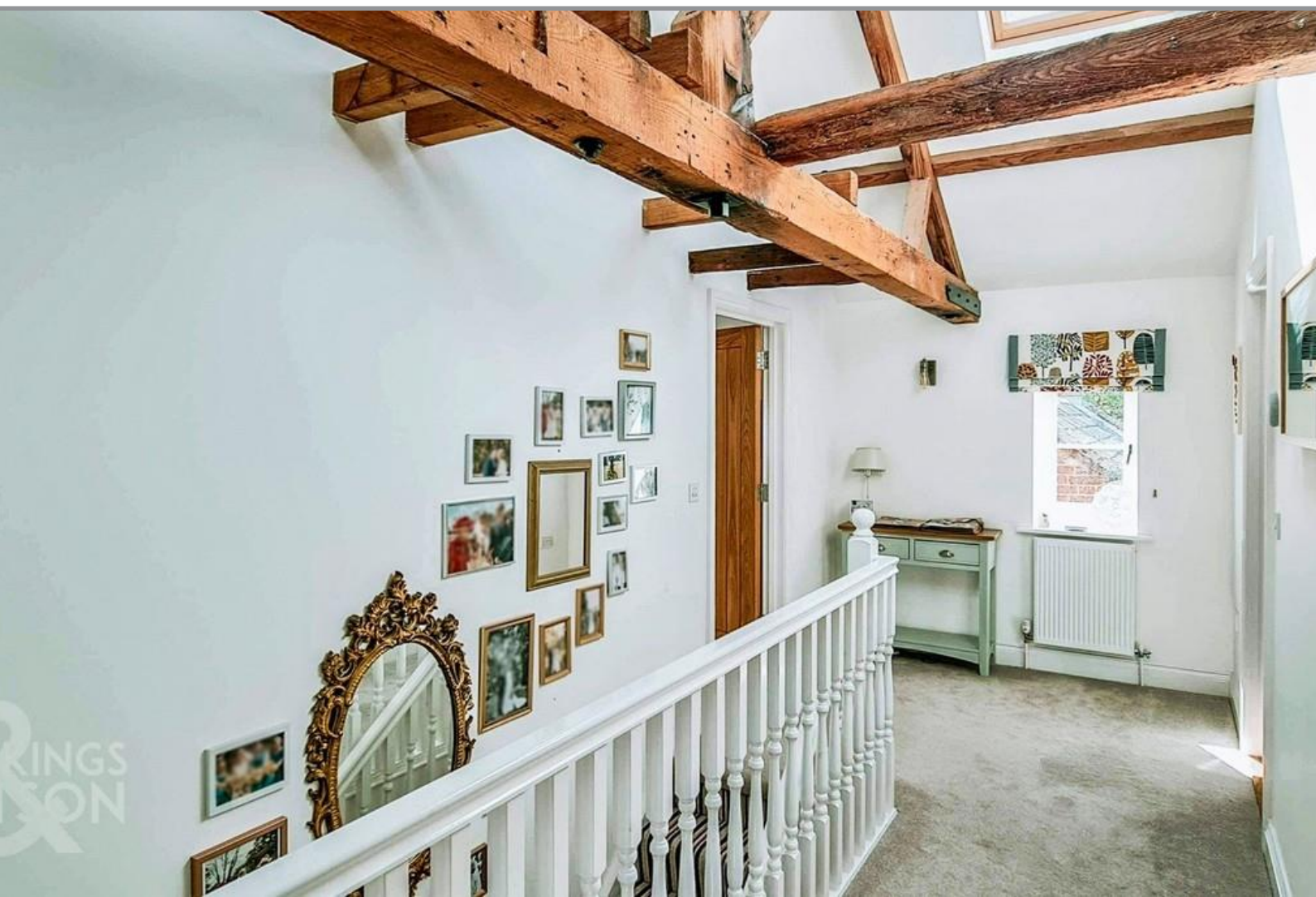
DOUBLE BEDROOM

15' 6" x 12' 4" (4.72m x 3.76m) Fitted carpet, radiator, double glazed window to rear x2, built-in double wardrobe, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, double shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, heated towel rail, obscure double glazed window to front, smooth ceiling with recessed spotlights.







FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, heated towel rail, obscure double glazed window to front, smooth ceiling with recessed spotlights.

BEDROOM

12' 8" x 7' 6" (3.86m x 2.29m) Fitted carpet, radiator, double glazed window to front, double glazed window to side, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, radiator x2, double glazed window to front, double glazed window to rear, velux window to front, velux window to rear, built-in storage cupboard, built-in airing cupboard, smooth vaulted ceiling with exposed timber beams, doors to:

DOUBLE BEDROOM

20' 8" x 12' 8" (6.3m x 3.86m) Fitted carpet, radiator x2, double glazed window to front, double glazed window to side, double glazed window to rear, velux window to front, velux window to rear x2, built-in double wardrobe, smooth vaulted ceiling with exposed timber beams.

DOUBLE BEDROOM

15' 7" x 14' (4.75m x 4.27m) Fitted carpet, radiator x2, double glazed window to rear, velux window to rear x2, smooth vaulted ceiling with exposed timber beams.

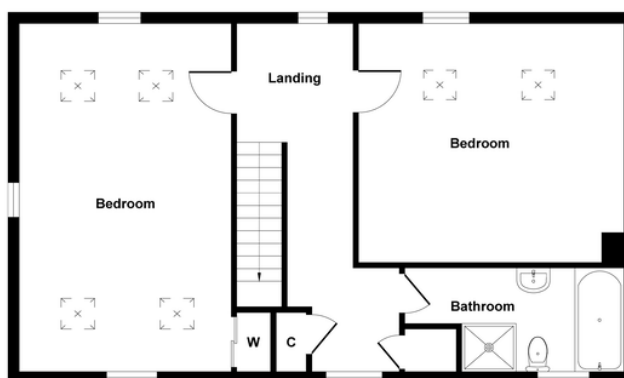
SHOWER ROOM

Four piece suite comprising low level W.C, pedestal hand wash basin, tiled bath with mixer tap, double shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, heated towel rail, double glazed window to front, velux window to front, smooth vaulted ceiling with exposed timber beams.

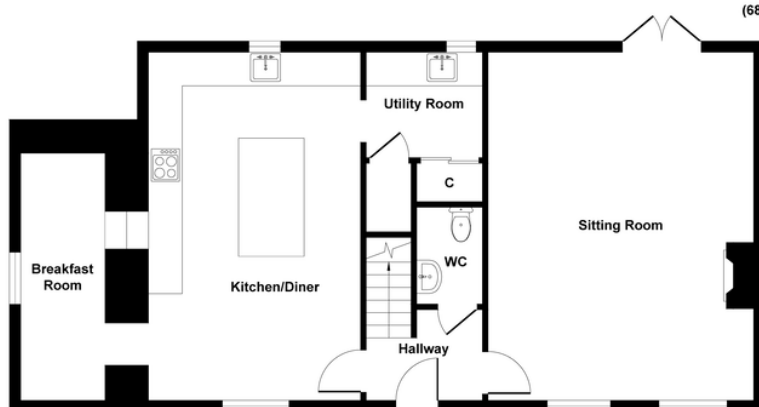
OUTSIDE

Accessed via doors in the sitting room onto the south facing courtyard style paved and landscaped rear garden which is fully enclosed. The garden is a perfect spot for outside dining and entertaining whilst there is a large timber built storage shed, rear access onto the parking area and side gated access to the side of the property. The property also benefits from off road parking for 4 vehicles, 2 spaces to the rear and 2 to the front.

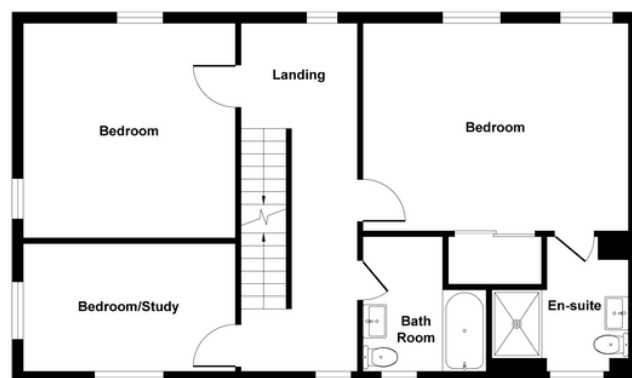




Second Floor
Approximate Floor Area
741 sq. ft
(68.84 sq. m)



Ground Floor
Approximate Floor Area
852 sq. ft
(79.15 sq. m)



First Floor
Approximate Floor Area
741 sq. ft
(68.84 sq. m)

Approx. Gross Internal Floor Area 2334 sq. ft / 216.83 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements