



*Malthouse Court,*  
Harleston, Norfolk



A spacious and well maintained freehold bungalow situated on the Malthouse Court development for the over 55 age group. The property features two double bedrooms and re-fitted kitchen and benefits from well kept communal gardens and no onward chain.

## *Malthouse Court, Harleston*

### **Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Communal Gardens
- 24 hour Emergency Care Line
- No Onward Chain
- Parking Area (not allocated)
- Replacement Upvc Windows Throughout
- Convenient for the town centre



### **The Property**

The front door opens into the entrance hall with airing cupboard housing the hot water tank and further useful storage cupboard. To the left is the bright and spacious sitting room, triple aspect with attractive views over the pond and communal gardens and feature fireplace fitted with an electric fire. The kitchen/breakfast room overlooks the front aspect and has room for a small table and chairs. The kitchen is well fitted with a matching range of wall, base and drawer units, ample work top space with stainless steel 1 ½ bowl sink unit, space and plumbing for a washing machine and space for a cooker with extractor over. There are two double bedrooms overlooking the rear aspect and a shower room comprising shower cubicle with sliding doors, pedestal wash basin, WC and heated towel rail.

### **Outside**

Malthouse Court is conveniently situated for the town centre and has attractive, well maintained communal gardens and seating areas which surround the development. There is a parking area for residents and visitors (not allocated).



## Location

The bungalow is conveniently situated for the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Electric heating and hot water.

Mains drainage, electricity and water are connected.

EPC Rating: E

### Local Authority:

South Norfolk District Council

Council Tax Band: B

Postal Code: IP20 9BU

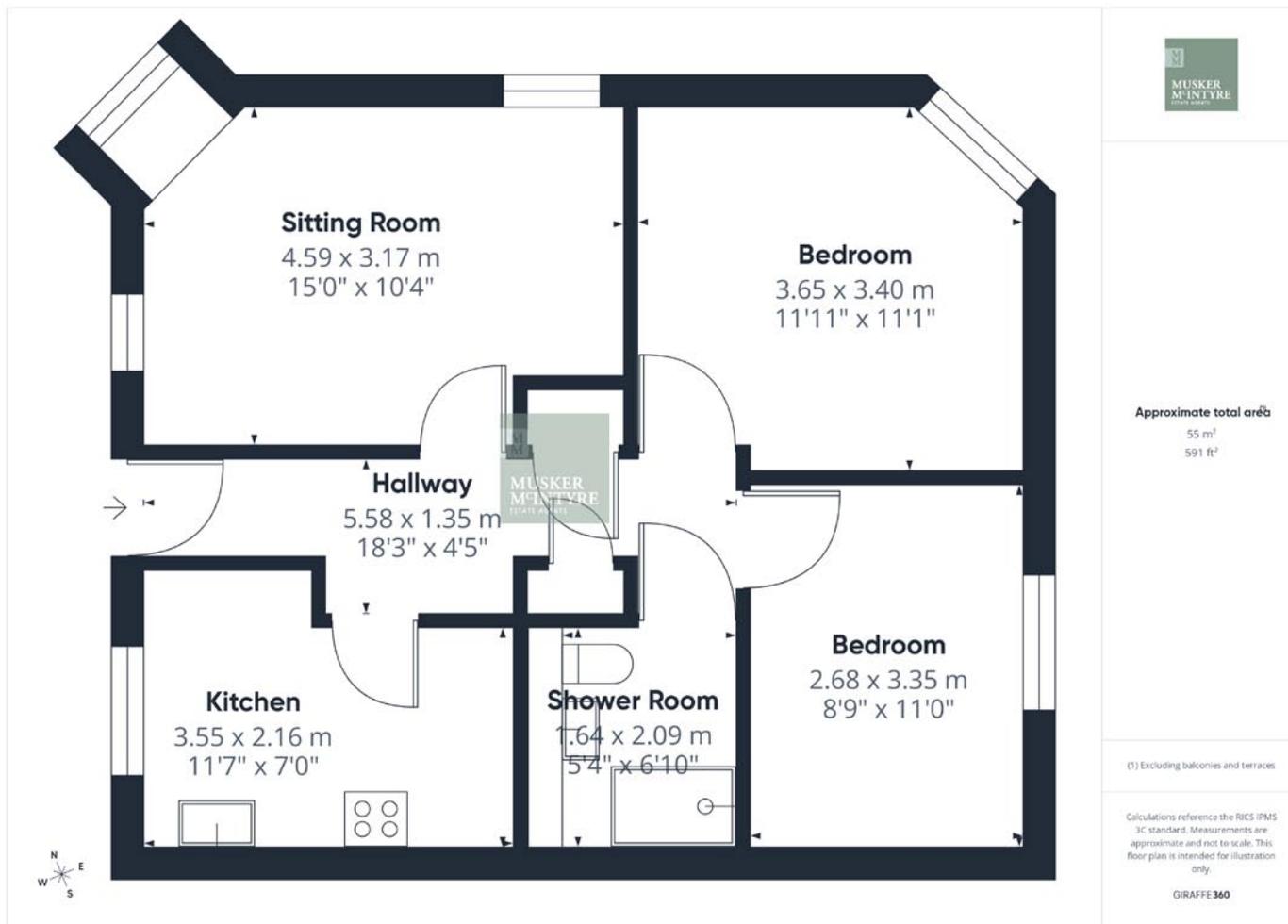
### Tenure

Vacant possession of the freehold will be given upon completion.

There is a monthly service charge payable which is currently £301.07 and includes maintenance of the communal areas and gardens, the services of the estate manager and 24 hour emergency care line.

### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



**Guide Price: £165,000**

To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

**HARLESTON OFFICE**

5 London Road  
Harleston  
Norfolk  
IP20 9BH

**Tel. 01379 882535**

harleston@muskermcintyre.co.uk