



The Old Maltings, Tudor Rose Way, Harleston, IP20 9QL

Guide Price £450,000 - £475,000

A five bedroom family home with a wealth of accommodation spread over three floors located in the desirable town of Harleston.

- Thoughtfully modernised
- Double glazed throughout
- High spec kitchen diner
- Five bedrooms & three bathrooms
- Southerly facing gardens
- Council Tax Band D
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

The thriving market town of Harleston has proved to have been a desirable and popular location over the years, still retaining a strong and active local community helped by having independent shops giving a good range of day to day amenities and facilities all surrounded by the beautiful countryside close to the Waveney Valley on the north Suffolk borders. A more extensive range of amenities and facilities can be found 10 miles to the west within Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The perfect blend of old meeting new is one of many ways to describe this former maltings which was converted by well renowned local builders PJ Crockford Construction Ltd. On

offer is a wealth of accommodation in excess of 2300 sq ft spread over three floors, the amount of space this home possesses really cannot be appreciated without stepping foot through the door. Upon doing so you will also notice the careful consideration that was put into the modernisation programme the developers implemented, retaining some of the character and charm is achieved with the vaulted ceilings and exposed beams which again enhances that feeling of spaciousness. The property is bright and airy throughout with multiple rooms having more than one window or being dual aspect, one of my favourite features of this wonderful home are many skylight windows which douse the top floor with natural light and really highlight the exposed original beams. One thing to note is the energy efficiency rating of this home, often older buildings struggle to keep up with modern day demands but being rated currently at a C this home certainly doesn't fall short.

Externally

The Old Maltings is situated in a cul-de-sac setting and has a somewhat commanding presence, this striking looking building which has been given a modern makeover demands the attention of your eyes. Off road parking for four vehicles is split between the front and rear of the property with two being at the front and two being found to the rear. The garden is a landscaped courtyard garden which is found to the rear of the property and is accessed via French doors from the lounge, it also benefits from being south facing seeing plenty of sunlight throughout the year. Whilst being low maintenance there is ample space available for entertaining family and friends and enjoying alfresco dinners.

The rooms are as follows:

ENTRANCE HALL: Entry via double glazed door, tiled flooring. Stairs rising to first floor level.

KITCHEN/DINER: 12' 7" x 20' 4" (3.84m x 6.20m) Being a large family size kitchen/diner with windows to front and rear aspect. The kitchen offers a good range of floor units with roll top work surfaces, inset five ring Neff hob, integral appliances including oven, dishwasher and full height fridge, island unit with cupboard space, quartz work surface and breakfast bar. Tiled splashback. Tiled flooring. Archway leading through to office/snug area with window to side and skylight above, space for freestanding fridge freezer.

UTILITY: 6' 10" x 6' 0" (2.08m x 1.83m) With floor units and roll top work surfaces, space for washing machine and tumble dryer. Wall mounted boiler. Window to rear aspect. Double storage cupboard to side along with under stairs storage cupboard. Part tiled walls. Tiled flooring.

LOUNGE: 15' 10" x 21' 0" (4.83m x 6.41m) A large family space with two windows to front aspect and French doors giving access to the rear gardens, wood burning stove upon a tiled hearth.

CLOAKROOM/WC: 3' 8" x 5' 7" (1.12m x 1.71m) Comprising low level wc and hand wash basin. Tiled splashback. Tiled flooring.

FIRST FLOOR LEVEL - LANDING:

Dual aspect with windows to front and rear, giving access to three of the bedrooms and bathroom.

BEDROOM: 12' 9" x 12' 11" (3.89m x 3.94m) Having dual aspect with windows to side and rear, fanlight.

MASTER BEDROOM: 15' 8" x 12' 4" (4.78m x 3.76m) Two windows to rear aspect, built-in double wardrobe to side and en-suite facilities.

EN-SUITE: 7' 10" x 8' 0" (2.39m x 2.44m) With frosted window to front, comprising enclosed double shower cubicle, low level wc, hand wash basin. Heated towel rail. Tiled flooring.

BATHROOM: 7' 3" x 7' 11" (2.21m x 2.41m) With frosted window to front, comprising panelled bath with shower over, low level wc and hand wash basin over vanity unit. Heated towel rail. Part tiled walls, tiled flooring.

BEDROOM: 12' 9" x 7' 7" (3.89m x 2.31m) With windows to front and side.

SECOND FLOOR LEVEL - LANDING:

With windows to front and rear, large airing cupboard to side,

vaulted ceiling with exposed beams, further double storage cupboard, two skylight windows.

BEDROOM: 12' 10" x 20' 10" (3.91m x 6.35m) Being a generous size bedroom having triple aspect to front, side and rear. Built-in double wardrobe to side. Vaulted ceiling with exposed beams. Four skylight windows.

FAMILY BATHROOM: 9' 9" x 6' 5" (2.97m x 1.96m) Comprising panelled bath, shower cubicle, low level wc, hand wash basin over vanity unit. Heated towel rail. Part tiled walls and tiled flooring. Window to front aspect. Exposed beams with vaulted ceiling. Two skylight windows.

BEDROOM: 15' 8" x 13' 11" (4.78m x 4.24m) Currently being used as an office space, with window to rear, vaulted ceiling with exposed beams. Two skylight windows.

SERVICES:

Drainage - mains

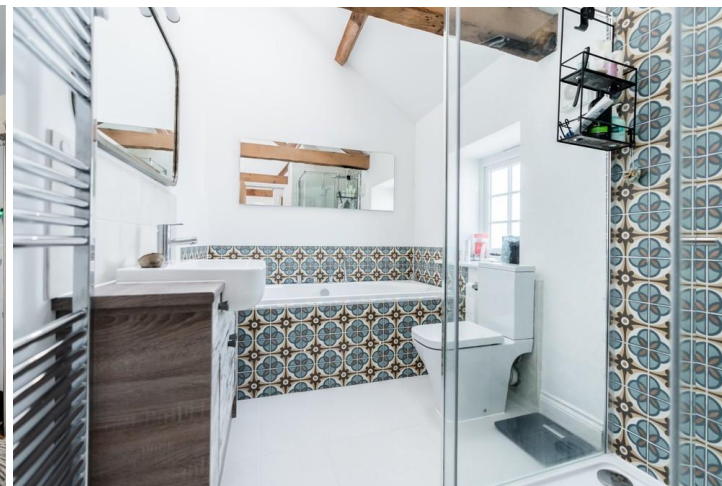
Heating - gas

EPC rating - C

Council Tax Band - D

Tenure - freehold

OUR REF: 8316



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

