



The Old Maltings

Tudor Rose Way, Harleston

**MUSKER
McINTYRE**
ESTATE AGENTS

CROCKFORD
BUILDERS
St James



INTERNAL PHOTOGRAPHS OF PLOT 3 FOR ILLUSTRATIVE PURPOSES

About The Old Maltings

An exciting opportunity to purchase one of just five stunning new homes in this historic, converted former maltings. Showcasing a range of original features and finished to a high specification throughout by prestigious local developer, Crockford Builders of St James, this beautiful development of three storey townhouses sits within a conservation area, just a stone's throw from all the amenities of Harleston's town centre.

Each property boasts:

- Howdens oak fire doors
- Timber double-glazed windows
- Fully tiled kitchens and bathrooms
- Integrated Neff kitchen appliances
- Painted Shaker style kitchens with solid wood worktops, composite sink and drainer
- Attractive exposed brick and timberwork
- Two private parking spaces
- Enclosed, private courtyard gardens

(Carpeting and any additional lighting available by separate negotiation)

Outside

The courtyard gardens are fenced, fully enclosed and fitted with external lighting, garden tap and Sandringham Autumn paving slabs with steps leading up to the large, private parking area where each double space is complete with an illuminated bollard, individually controllable from the house. 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.

About Harleston

The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Viewing Arrangements

Viewings are strictly by appointment with the sole selling agent, please call **01379 882535** to arrange an appointment to view; or alternatively please visit Musker McIntyre at 5 London Road, Harleston, Norfolk, IP20 9BH

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.

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Plots 1,2 and 3

- Large Sitting room
- Kitchen/dining room
- Downstairs Cloakroom
- Master bedroom with ensuite
- Three further double bedrooms
- Bathrooms to first and second floors

Plot 4

- Fabulous open plan kitchen/living room with wood burning stove
- Utility room with WC
- Master bedroom
- Shower room to first floor
- Study
- Two further double bedrooms
- Family bathroom

Plot 5

- Downstairs Cloakroom
- Double aspect sitting room with woodburning stove
- Double aspect kitchen/dining room
- Breakfast room
- Utility room
- Master bedroom
- Ensuite shower room
- Study
- Four further double bedrooms
- Bathrooms to first and second floors



Harleston Residential Sales

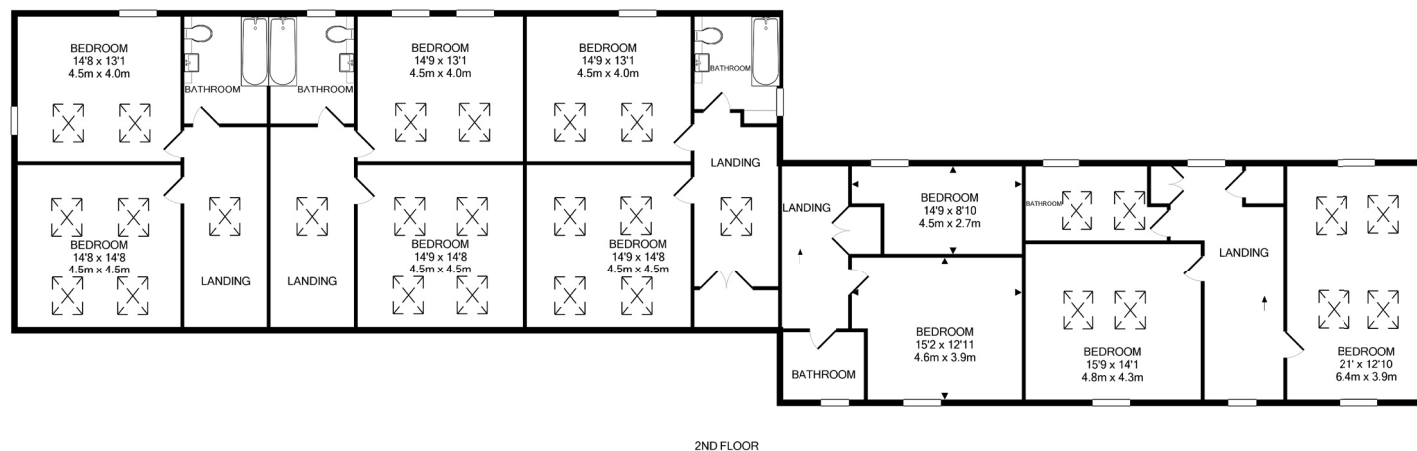
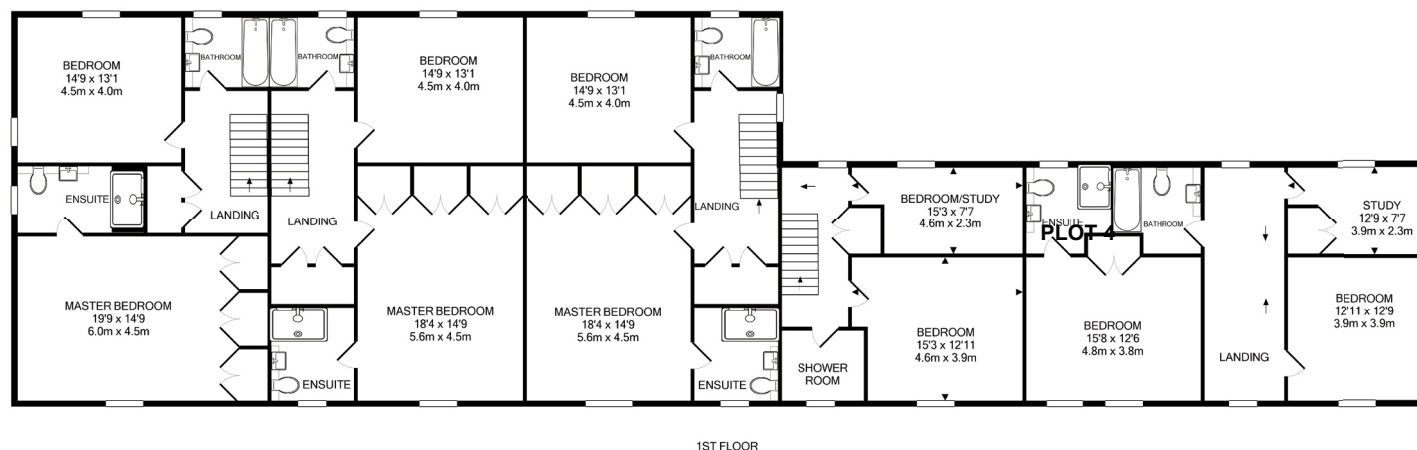
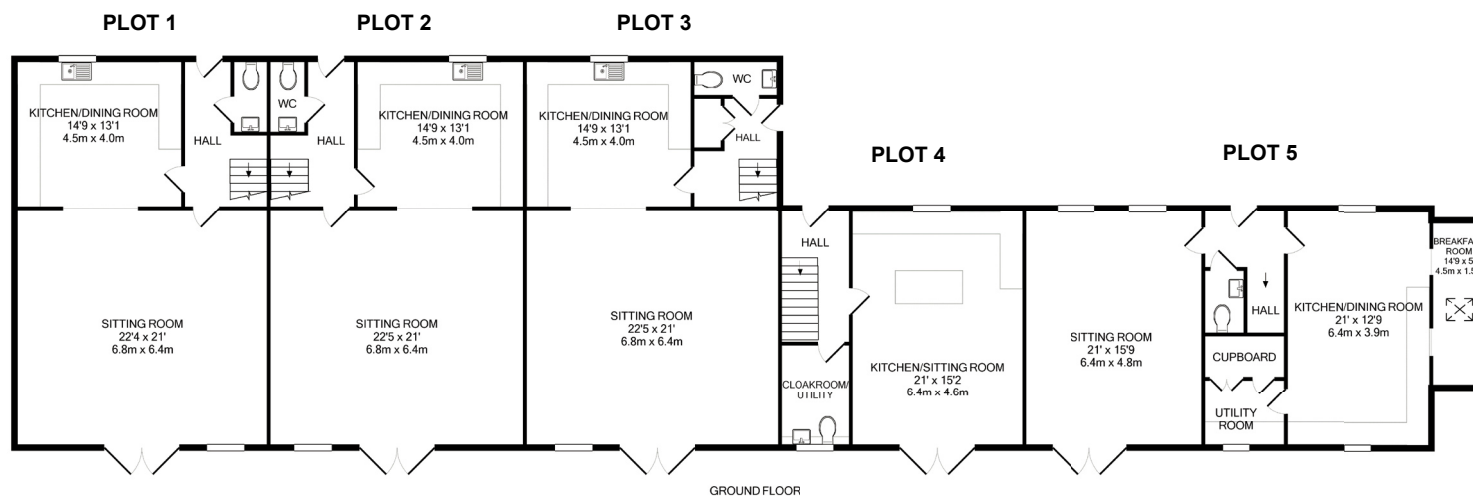
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OFFICES COVERING NORFOLK & SUFFOLK

www.muskermcintyre.co.uk







| Plot No | Size |
|---------|------------|
| Plot 1 | 2,116 sqft |
| Plot 2 | 2,116 sqft |
| Plot 3 | 2,116 sqft |
| Plot 4 | 1,238 sqft |
| Plot 5 | 2,270 sqft |

