



- 3D Virtual Tour
- Roebuck Park
- Versatile Accommodation
- Closeby Acres of Parkland
- Nearby Bus Route
- Garage & Parking
- Over Three Floors
- Five Bedrooms
- Study-Sunroom
- Three Bath/Shower Rooms



£400,000

 5 BEDROOM

 2 RECEPTION

 3 BATHROOM

 1 GARAGE

Malthouse Way, Hellingly

Malthouse Way, Hellingly

DESCRIPTION

£400,000 - £425,000 3D Virtual Tour | Substantial House | Spread Over Three Floors | Driveway | Parking Space At Front | Garage | Newly Landscaped Garden | Versatile Accommodation | Kitchen-Diner | Three Bath/Shower Rooms | 24FT Lounge | Gas Central Heating | Closeby Acres of Parkland | Prestigious Roebuck park Development | Annex Potential

Situated within the Prestigious Roebuck Park Development, we are pleased to offer this substantial semi-detached house spread across three floors. Inside this wonderful house is so versatile and accommodating to growing families with FIVE double bedrooms, three bath/shower rooms, a study/sunroom.

On the ground floor there are two double bedrooms, a shower room, study/sunroom, understairs cupboard and garage. On the first floor there is a whopping 24FT dual aspect lounge, spacious kitchen-dining room and a separate WC while on the second floor is another three double bedrooms with the master benefitting ensuite shower room and there is a family bathroom and large walk in cupboard currently used as a wardrobe.

To explore this fantastic opportunity please take a look through our 3D Virtual Tour teamed up with our professional photography before calling us for an accompanied viewing.





Malthouse Way, Hellingly

Entrance Hallway 2.10 x 6.41 (6'10" x 21'0")

GROUND FLOOR

Bedroom 3.93 x 3.64

Bedroom 3.29 x 2.23 (10'9" x 7'3")

Shower Room 2.17 x 1.40 (7'1" x 4'7")

Study-Sunroom 3.63 x 2.47 (11'10" x 8'1")

Garage

FIRST FLOOR

Lounge 3.71 x 7.46 (12'2" x 24'5")

Kitchen-Diner 2.62 x 6.41 (8'7" x 21'0")

WC

SECOND FLOOR

Main Bedroom 3.87 x 4.44 (12'8" x 14'6")

Ensuite Shower Room 1.97 x 2.09 (6'5" x 6'10")

Bedroom 2.65 x 3.73 (8'8" x 12'2")

Bedroom 3.44 x 2.04 (11'3" x 6'8")

Family Bathroom 1.69 x 2.52 (5'6" x 8'3")

Hall Cupboard

Parking

Garden



Malthouse Way, Hellingly



GROSS INTERNAL AREA
 TOTAL: 163 m²/1,750 sq ft
 FLOOR 1: 49 m²/526 sq ft, FLOOR 2: 58 m²/622 sq ft
 FLOOR 3: 56 m²/602 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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