



Malthouse Court, Harleston - IP20 9BU



Malthouse Court

Harleston

NO CHAIN! One of only TWO BUNGALOWS on the development, this delightful TWO BEDROOM ATTACHED BUNGALOW, situated in the sought-after Malthouse Court in the HEART OF TOWN, is exclusively available to the OVER 55'S located in a tranquil retirement development setting. Boasting a chain-free arrangement with well presented accommodation, this property offers a perfect blend of comfort and convenience. The interior is extending to approximately 660 SQFT (stms) comprises a SPACIOUS MAIN RECEPTION AREA with a well-equipped separate kitchen, ideal for entertaining. The accommodation further offers TWO GENEROUS DOUBLE BEDROOMS and bathroom with a shower all of which provide ample space. Resident's benefit from communal parking facilities and beautifully landscaped communal gardens, ensuring a peaceful and well-maintained environment. Positioned conveniently near the town centre, this property is an ideal balance of peaceful retirement living and easy access to local amenities.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Attached Bungalow
- Over 55's Development
- Located Within Small Community In The Heart Of Harleston
- Two Ample Bedrooms & Family Bathroom
- 18' Sitting/Dining Room
- Separate Kitchen
- Communal Gardens & Off Road Parking Options

Ideally situated close to 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 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.

SETTING THE SCENE

The bungalow can be found tucked in the corner of the development accessed via the central courtyard and gardens leading from the initial communal gardens. There are steps leading up to the bungalow itself with its own entrance door to the front into the hallway.



THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hall with built in storage as well as access to all further rooms. The sitting room to the far end of the hall features a dual aspect to the front and rear with double doors leading out onto the communal gardens. There is then access to the separate modern kitchen which features a range of units and worktops over. The kitchen also offers space for all white goods. Off the central hall there is access to the two bedrooms and the bathroom also. The bathroom has been renovated in recent years with modern tiling, shower cubicle, w/c and hand wash basin. There are then two bedrooms to the front and rear of the of the property, one of which is a double and one is a single.

FIND US

Postcode : IP20 9BU

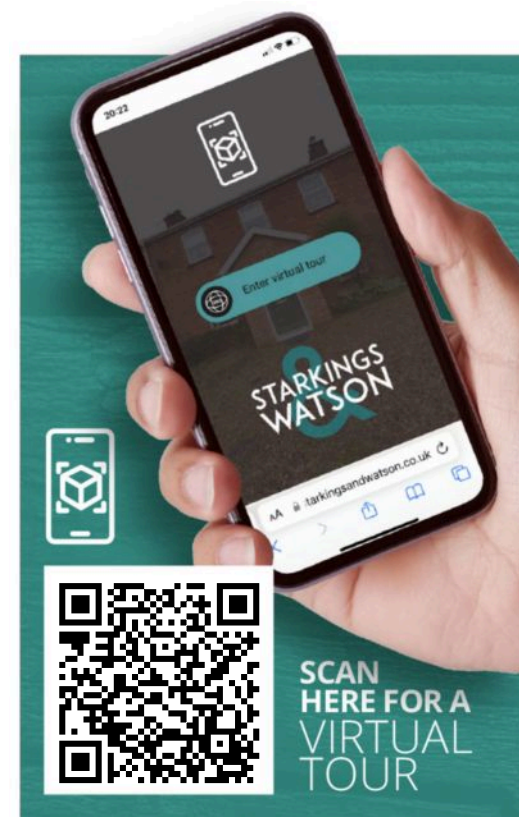
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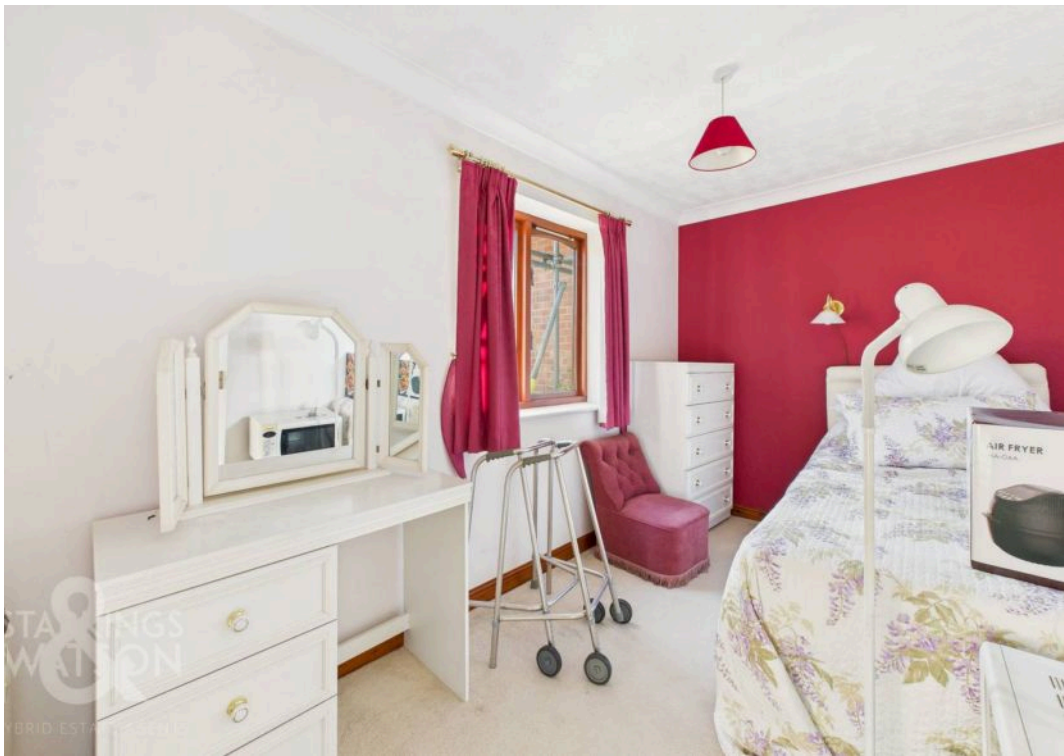
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers must be over the age of 55. The property is sold freehold with contribution to the communal service charge applicable. The monthly service charge for 25/26 year commencing April is £278.70 per month and is paid to Anchor. Mains services are connected including electricity and water with heating provided by electric storage and panel heaters.



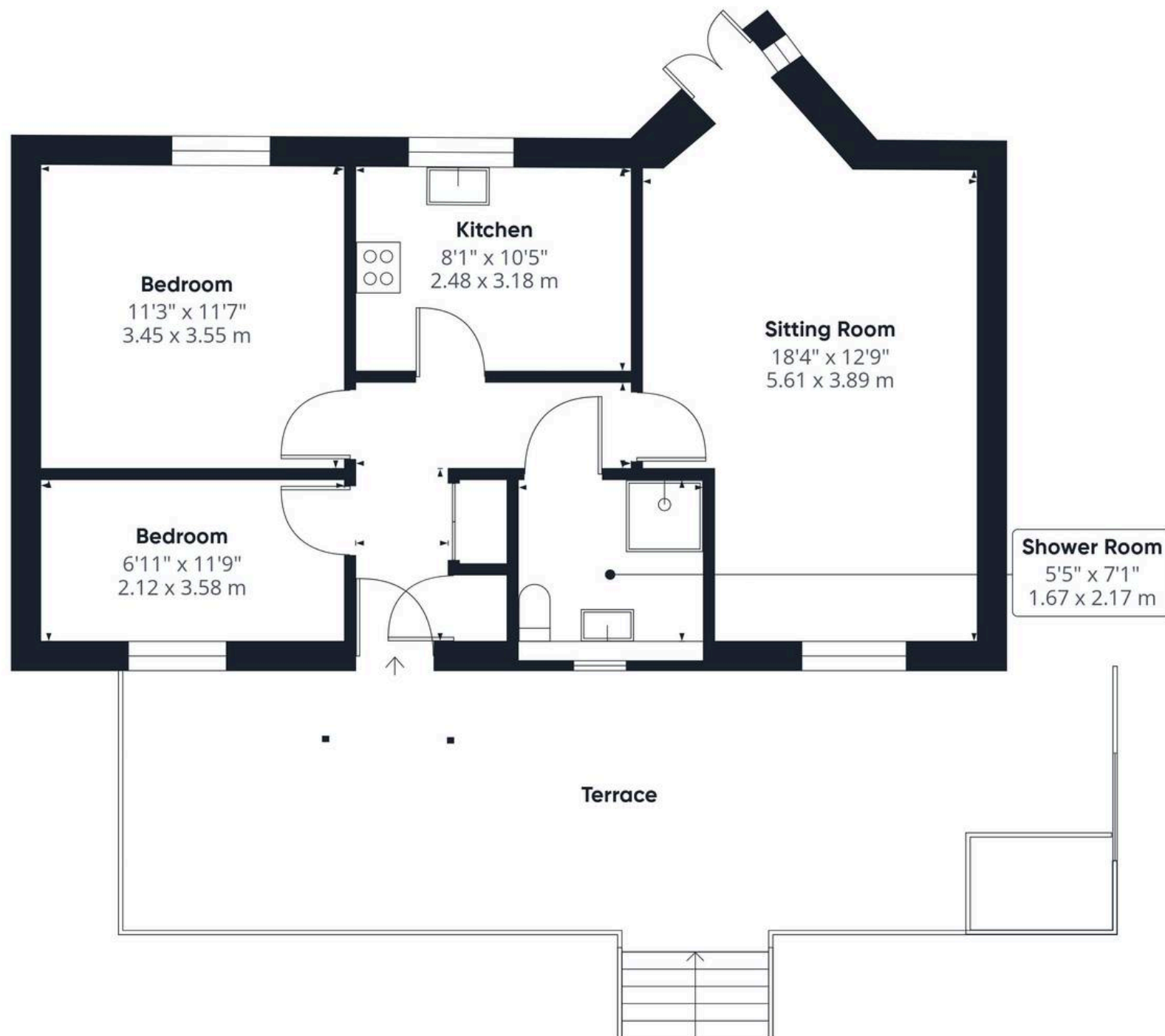




THE GREAT OUTDOORS

Malthouse Court has attractive well maintained communal gardens which surround the development as well as non allocated off road parking on first come first served basis. From the central courtyard there are external steps leading up to the bungalow. There are no private gardens exclusive to the property.





Approximate total area⁽¹⁾

661 ft²

61.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: 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.