

Waveney Place

Harleston



McCarthy Stone

Harleston

Waveney Place
Development features
Property details

Welcome

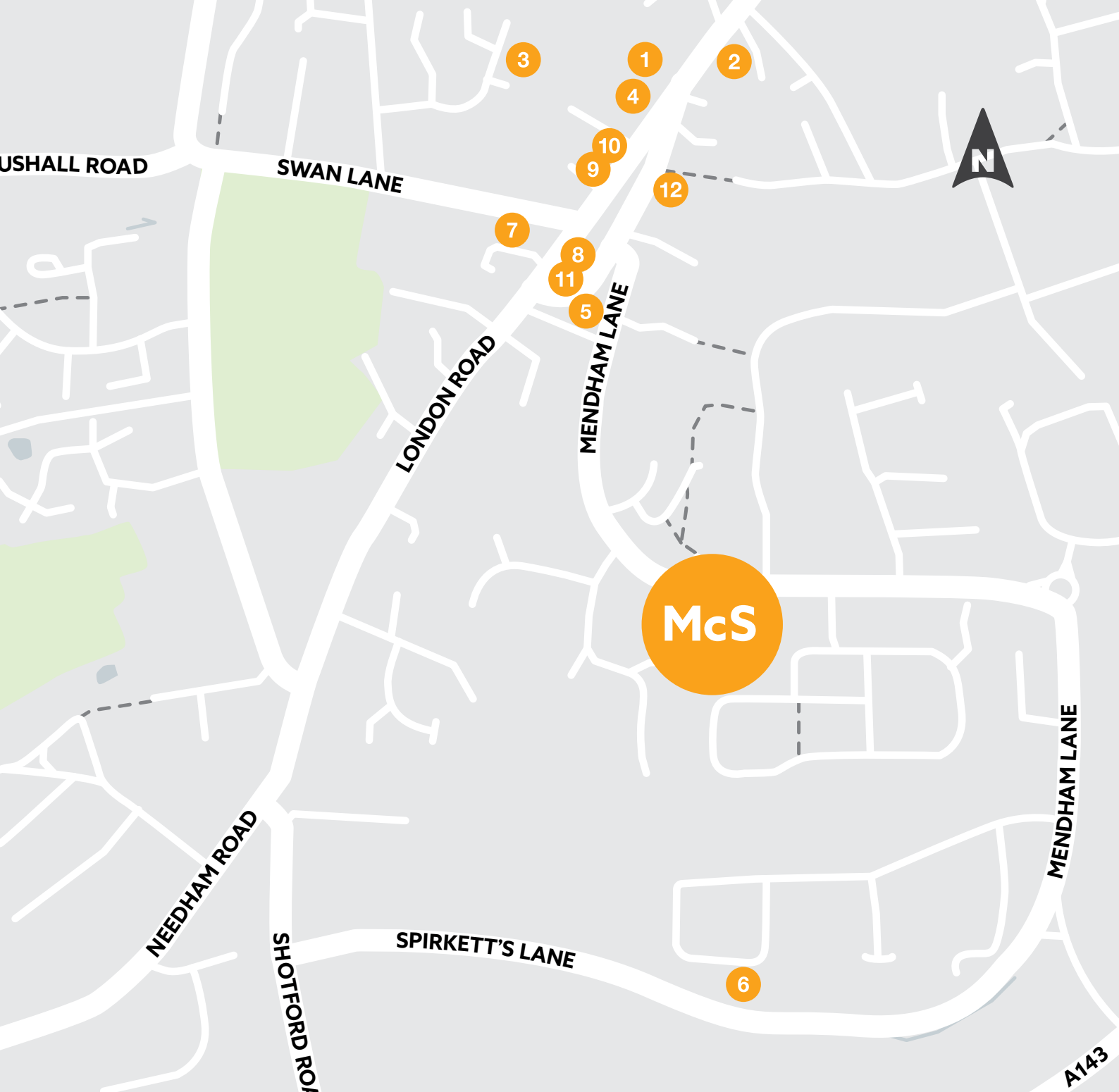
Enjoy relaxed, country living.

Harleston has been voted Norfolk's town of the year on several occasions and it's easy to see why. Handy shops. Tempting eateries. Lively community spirit. Beautiful surrounding countryside. Excellent travel connections. This thriving market town has so much to offer.

Find your happy place in Harleston.

Located close to the town's historic centre is Waveney Place. The development is designed with the over 60s in mind and is built to high standards. It's the ideal place to live life your way.





- | | |
|-------------------------|--------------------------|
| 1 Doctors | 7 Pharmacy |
| 2 Dentist | 8 Post Office |
| 3 Supermarket | 9 Public House |
| 4 Opticians | 10 Café |
| 5 Hairdresser | 11 Takeaway |
| 6 Shotford Bowling Club | 12 Bus and Coach Station |



Live life your way.

Waveney Place is ideally situated to help you take full advantage of the town and the surrounding area. A brief stroll will take you to the main shopping area. Here you'll find a mix of independent retailers including a butcher, baker, several boutiques, and antique sellers. There's even a shop for chocolate. For everyday essentials, a Co-op Food is just half a mile from the development. The popular weekly market attracts an eclectic mix of stalls.

Food lovers will find plenty to tempt their tastebuds. For traditional pub grub, head to the Wortwell Bell or the Red Lion. If you enjoy Asian cuisine, the Momiji Japanese restaurant, and the Taste of the Raj are firm favourites. The Parlour Tea Rooms provide a quirky spot for afternoon tea and cake.

As you walk around, you'll find the town has retained some architectural gems. Overlooked by an Italianate clock tower, the Market Place is a delight with its fine

Georgian houses and courtyards. To discover more about the local history pop into the tiny but informative Harleston Museum.

Harleston's motto is 'Time for Everyone' and the town retains a vibrant community spirit with lots of local clubs, organisations, and activities. During the year there are several cultural events including an art trail and a much-loved festival.

If you enjoy picturesque walks or bike rides, you'll be spoilt for choice. Harleston is situated near to the banks of the River Waveney in the heart of the Waveney Valley. Both beautiful and tranquil, it has plenty for photographers, artists and those wanting to see wildlife close at hand.

Harleston has superb travel links too. The bustling city of Norwich is just 20 miles away by bus or car. Direct rail services from Diss will whisk you to London in just 90 minutes. The A12 and A143 are both within easy reach.

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The mix of traditional and modern design.

Harleston takes great pride in its architectural heritage and Waveney Place is a complement to this area of the town. On first sight your eyes will be immediately drawn to the traditional style of the buildings that make up the development. The elegant brickwork and pitched roofs are pleasing on the eye, as is the beautifully tended front garden.

Waveney Place is thoughtfully designed to accommodate a range of properties. It's home to apartments, cottages, bungalows, and coach houses. Head towards the apartment building and you'll soon enter the light and airy reception area. It always offers a warm welcome to apartment owners, friends, or family members alike. From here you'll enter the social hub of the development, the communal lounge.

This is where our community can spend time together. From catching up over a morning coffee to an evening social event, it's designed to be filled with fun and laughter. Of course, if you just want to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

Choosing to live in an apartment not only gives you exclusive access to the lounge, it means you can also enjoy the landscaped garden beyond the patio doors. Thanks to the comfy seating, the patio with its eye-catching pergola is an ideal spot for soaking up some sun come the warmer months.

From here you can follow a pathway to the adjacent gazebo. It's the perfect opportunity to admire the many immaculate beds and borders. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. It's a garden for all seasons and designed specifically to be enjoyed by the apartment owners.

When the mood takes you, there's even a boules pitch for anyone who enjoys this traditional French game. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.





More features.

Guest suite*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging

Easily accessible space available where mobility scooters can be charged safely and securely.

Parking*

Spaces are available for purchase with apartments.

*Additional charges apply. Subject to availability.

Harleston Waveney Place Development features Property details

Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Waveney Place is no exception.

The development consists of a mix of spacious one and two-bedroom apartments, two three-bedroom cottages, two two-bedroom coach houses plus a choice of a one or two-bedroom bungalow. Each property is exquisitely finished and comes fitted with carpets and flooring.

How to buy.

When purchasing your apartment at Waveney Place, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.
~Ts&Cs apply. Subject to availability. See www.mccarthystone.co.uk/shared-ownership for more information.

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Your new home in detail.

General

- Double glazing to all windows
- Fitted wardrobes to all master bedrooms in the Cottages and Bungalows.
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and glass splashback
- Anthracite composite sink
- Lever mixer taps

Shower room

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Mirror with a separate shaver socket
- Heated towel rail

Heating and finishes

- Electric panel radiators
- Neutral décor
- White panelled doors
- Chrome door furniture and fittings

Safety and security

- Smoke detector
- Illuminated light switches to cupboards and bedroom(s)

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details.
Images are indicative only. *Sky/Sky+ subject to Sky subscription.





**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Waveney Place, Harleston.

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
waveney-place](https://mccarthystone.co.uk/waveney-place)**

A large print version of this brochure is available on request.

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March 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/waveney-place

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