



THE MALTINGS

OLD MARKET STREET • THETFORD

A STUNNING SELECTION OF HOMES & APARTMENTS
IN A BEAUTIFUL CONVERTED MALTINGS



THE MALTINGS



Where history meets contemporary living in perfect harmony. This historic building has been thoughtfully transformed into 13 unique homes and apartments, blending the charm of its heritage with modern amenities and design.

Each residence offers a glimpse into the past with original features such as exposed beams, brickwork, and industrial elements, seamlessly integrated with sleek and stylish contemporary finishes. Enjoy the character and elegance of a historic building while indulging in the comforts and convenience of modern living.





Imagine spacious living areas flooded with natural light, modern kitchens equipped with state-of-the-art appliances, and luxurious bathrooms designed for relaxation.

Experience the best of both worlds, offering a truly special place to call home.





LOCATION & AMENITIES



Thetford is a town rich in history and surrounded by natural beauty. The town's history dates back centuries. Today, Thetford offers a vibrant community with a range of amenities and attractions on the doorstep for residents to enjoy.

One of the highlights of living here is Thetford Forest, the UK's largest man-made lowland forest. This expansive forest offers a wealth of outdoor activities such as walking, cycling, and picnicking amidst picturesque woodlands and heathlands.





Beyond the forest, residents of Thetford can also explore the charming surrounding villages and towns, each offering its own unique character and attractions. The Norfolk Broads, a short distance away, provide ample opportunities for boating, fishing, and enjoying the scenic waterways. Just a short distance away, the historic town of Bury St. Edmunds, with its beautiful architecture and cultural sites, offers a delightful day out immersing yourself in history and heritage.

Overall, Thetford and its surrounding area provide a wonderful setting for residents moving to the area, offering a blend of history, natural beauty, and community spirit that make it a truly special place to call home.





PLANS

PLOT 1 - 41,12 m² - 442.6 ft²

Kitchen / Living Room

20'5" x 14'9" (6.22m x 4.50m)

With door to front, window to side and a fitted kitchen.

Bedroom

13'8" x 9'4" (4.17m x 2.84m)

With window to side.

Bathroom

7'9" x 5'6" (2.36m x 1.68m)

With W.C, wash hand basin with mixer tap over and bath.

PLOT 2 - 44,33 m² - 477,13 ft²

Entrance Hall

With door to front, built in storage cupboard and stairs to first floor landing.

First Floor Landing

With window to rear and door to:

Kitchen / Living Room

24'7" x 10'6" (7.49m x 3.20m)

With two windows to rear and a fitted kitchen.

Lobby

With built in storage cupboard and doors to Bedroom and Bathroom.

Bedroom

12'7" x 10'2" (3.84m x 3.10m)

With skylight.

Bathroom

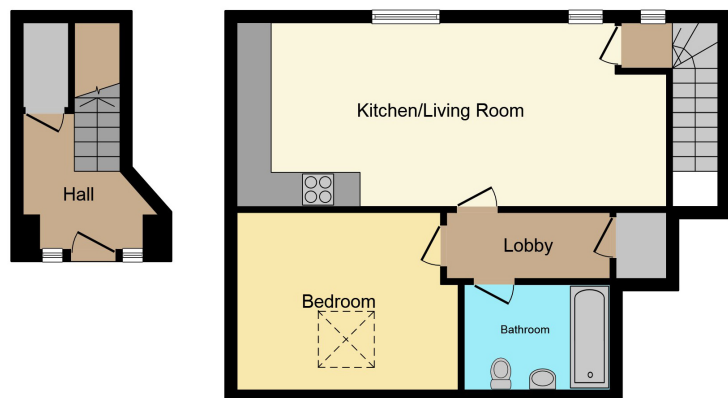
8'4" x 5'8" (2.54m x 1.73m)

With W.C, wash hand basin with mixer tap over and panelled bath.

Ground Floor



First Floor



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PLANS

PLOT 3 - 85.15 m² - 916.51 ft²

Kitchen / Living Area

21'9" x 20'7" (6.63m x 6.27m)

With a door and window to front, a fitted kitchen and stairs to first floor landing.

W.C / Utility Room

6'2" x 8'3" (1.88m x 2.51m)

With a W.C and wash hand basin with mixer tap over.

First Floor Landing

With doors to both Bedrooms and Bathroom.

Bedroom One

11" x 16'7" (3.35m x 5.05m)

With window to front.

En-Suite

5'7" x 7'5" (1.70m x 2.26m)

With W.C, wash hand basin with mixer tap over and shower cubicle.

Bedroom Two

11'2" x 16'6" (3.40m x 5.03m)

With window to front.

Bathroom

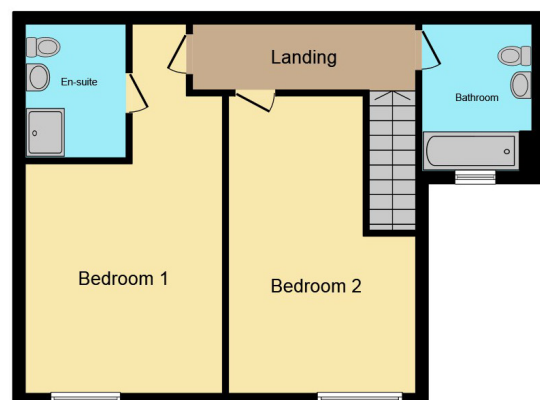
6'2" x 8'3" (1.88m x 2.51m)

With W.C, wash hand basin with mixer taps over, bath and window to front.

Ground Floor



First Floor



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PLANS

PLOT 4 - 109.59 m² - 1,179.56 ft²

Kitchen / Living Area

21'2" x 20'9" (6.45m x 6.32m)

With door to front, windows to front and rear, patio door to rear garden, a fitted kitchen and stairs to first floor landing.

W.C

With W.C and wash hand basin with mixer tap over.

First Floor Landing

With window to rear, doors to both Bedrooms and Bathroom.

Bedroom One

14'4" x 10'5" (4.37m x 3.17m)

With two windows to rear.

Bedroom Two

14'3" x 10'4" (4.34m x 3.15m)

With window to front.

Bathroom

With W.C, wash hand basin with mixer tap over, bath and window to front.



Ground Floor



First Floor



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PLANS

PLOT 5 - 74.08 m² - 797.49 ft²

Kitchen / Living Area

21'7" x 20'6" (6.58m x 6.25m)

With door and window to front, window to rear, patio doors to rear, a fitted kitchen and stairs to first floor landing.

W.C

With W.C and wash hand basin with mixer tap over.

First Floor Landing

With doors to both Bedrooms and Bathroom.

Bedroom One

14'8" x 10'5" (4.47m x 3.17m)

With window to rear.

Bedroom Two

14'8" x 10'5" (4.47m x 3.17m)

With window to front.

Bathroom

8'9" x 6'8" (2.67m x 2.03m)

With W.C, wash hand basin with mixer tap over, bath and window to front.

Ground Floor



First Floor



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PLANS

PLOT 6 - 69.83 m² - 751.66 ft²

Kitchen / Living Area

18'4" x 20'9" (5.59m x 6.32m)

With door and window to front, window to rear, patio doors to rear, a fitted kitchen and stairs to first floor landing.

W.C

With W.C and wash hand basin with mixer taps over.

First Floor Landing

With window to rear and doors to both Bedrooms and Bathroom.

Bedroom One

10'5" x 10'5" (3.17m x 3.17m)

With window to rear.

Bedroom Two

11'5" x 10'6" (3.48m x 3.20m)

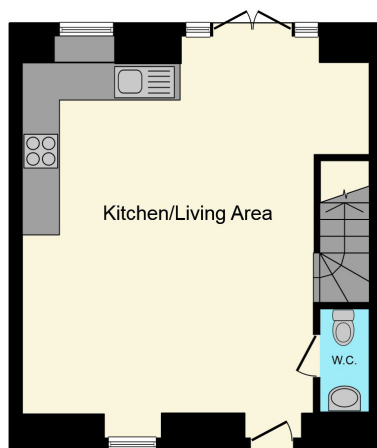
With window to front.

Bathroom

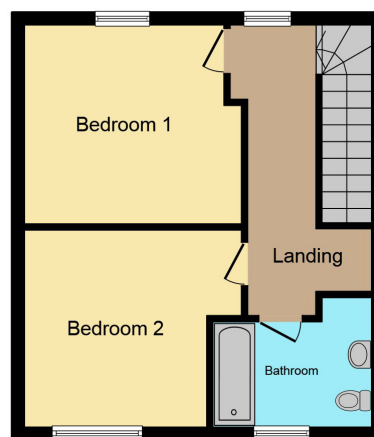
8'4" x 6'8" (2.54m x 2.03m)

With W.C, wash hand basin with mixer taps over, bath and window to front.

Ground Floor



First Floor



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PLANS

PLOT 7 - 72,62 m² - 781,64 ft²

Kitchen / Living Area

19'9" x 20'6" (6.02m x 6.25m)

With door and window to front, two windows to side, window to rear, patio doors to rear, a fitted kitchen and stairs to first floor landing.

W.C

With W.C and wash hand basin with mixer tap over.

First Floor Landing

With window to rear and doors to both Bedrooms and Bathroom.

Bedroom One

13'3" x 10'3" (4.04m x 3.12m)

With dual aspect windows to the rear and side.

Bedroom Two

13'4" x 10'8" (4.06m x 3.25m)

With dual aspect windows to both the front and side.

Bathroom

6'6" x 6'5" (1.98m x 1.96m)

With W.C, wash hand basin with mixer tap over, bath and window to front.

Ground Floor



First Floor



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PLANS

PLOT 8 - 134,99 m² - 1,453.05 ft²

Porch

With door to W.C and Kitchen / Living Area.

W.C

With W.C and wash hand basin with mixer tap over.

Kitchen / Living Area

21'4" x 23" (6.50m x 7.01m)

With two windows to front and a fitted kitchen.

Inner Hall

With doors to Utility Room, two Bedrooms and Bathroom.

Utility Room

5'3" x 7'4" (1.60m x 2.24m)

With fitted units.

Bedroom One

11'2" x 15'7" (3.40m x 4.75m)

With window to rear.

Bedroom Two

9'7" x 15'8" (2.92m x 4.78m)

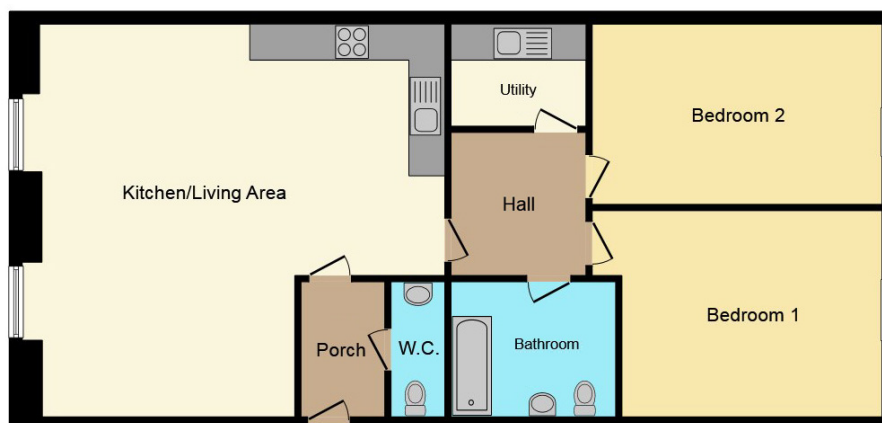
With window to rear.

Bathroom

With W.C, wash hand basin with mixer tap over and bath.



Ground Floor



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PLANS

PLOT 9 - 67,86 m² - 730,41 ft²

Entrance Hall

With doors to Shower Room, two Bedrooms and Kitchen / Living Room.

Shower Room

With W.C, wash hand basin with mixer tap over and shower cubicle.

Kitchen / Living Room

23'3" x 10'8" (7.09m x 3.25m)

With a fitted kitchen and door to side.

Bedroom One

12'1" x 12'7" (3.68m x 3.84m)

With a built in wardrobe, window to side and door to:

En-Suite

With W.C, wash hand basin with mixer tap over and shower cubicle.

Bedroom Two

14'5" x 10'1" (4.39m x 3.07m)

With window to side.

First Floor



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PLANS

PLOT 10 - 73,25 m² - 788,41 ft²

Entrance Hall

With doors to Bedroom and Bathroom and:

Inner Hall

With doors to Bedroom Two, W.C and Kitchen / Living Room.

Kitchen / Living Room

11'1" x 23'3" (3.38m x 7.09m)

With a fitted kitchen, window to rear and built in storage cupboard.

Bedroom One

12'9" x 13'8" (3.89m x 4.17m)

With window to rear.

Bedroom Two

9'9" x 14'9" (2.97m x 4.50m)

With window to rear.

Bathroom

With W.C, wash hand basin with mixer tap over and bath.

W.C

With W.C and wash hand basin.

First Floor



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PLANS

PLOT 11 - 101.78 m² - 1,095.52ft²

Entrance Hall

With door to front and stairs to first floor landing.

Kitchen / Living Room

21'3" x 23'3" (6.48m x 7.09m)

With under stairs storage cupboard, two windows to rear and a fitted kitchen.

Bedroom One

13'5" x 12'8" (4.09m x 3.86m)

With skylight and built in storage cupboard.

En-Suite

With W.C, wash hand basin with mixer taps over, shower cubicle and window to front.

First Floor Landing

With doors to Bedrooms Two and Three and Bathroom. and skylight.

Bedroom Two

12'7" x 20" (3.84m x 6.10m)

With two skylights, window to rear and built in storage cupboard.

Bedroom Three

8'6" x 15" (2.59m x 4.57m)

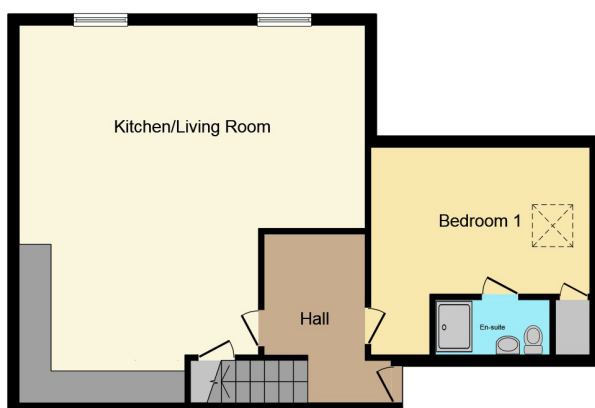
With window to side and skylight.

Bathroom

6'8" x 7'9" (2.03m x 2.36m)

With W.C, wash hand basin with mixer taps over, bath and skylight.

Second Floor



Third Floor



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PLANS

PLOT 12 - 106.59 m² - 1,147.40 ft²

Entrance Hall

With built in double storage cupboard and door to Bedroom and Inner Hall.

Inner Hall

With stairs to first floor landing and door to Kitchen / Living Area.

Kitchen / Living Area

21'4" x 23'1" (6.50m x 7.04m)

With a fitted kitchen, built in storage cupboard and two windows to rear.

Bedroom One

12'8" x 13'4" (3.86m x 4.06m)

With window to rear, skylight and door to:

En-Suite

With W.C, wash hand basin with mixer tap over and shower cubicle.

First Floor Landing

With doors to two Bedrooms and Bathroom.

Bedroom Two

21'5" x 11'1" (6.53m x 3.38m)

With two skylights and window to side.

Bedroom Three

11'7" x 14'9" (3.53m x 4.50m)

With skylight and window to side.

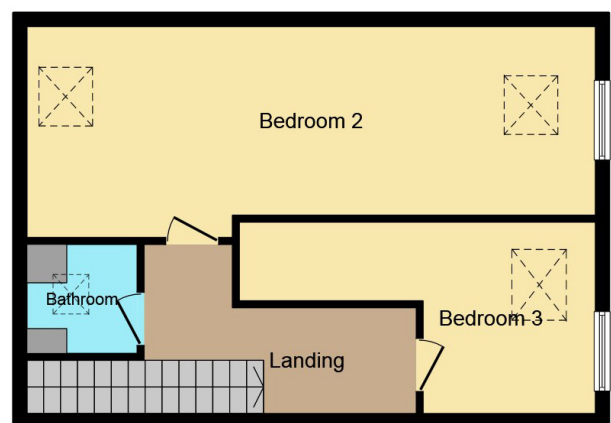
Bathroom

With W.C, wash hand basin with mixer tap over, bath and skylight.

Second Floor



Third Floor



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PLANS

PLOT 13 - 181.39 m² - 1,952.48 ft²

Internal layout subject to purchasers requirements.

Indicative floor plan layouts shown.



Ground Floor



First Floor



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SPECIFICATIONS

External

Paved Garden Patio Area to Townhouses 4/5/6/7
Lawn area to be seeded
White Timber Bespoke Windows
Original Flint Façade exterior walls of Maltings

Internal

Modern style internal doors with chrome ironmongery
Flooring options available
Soft off-white Dulux matt emulsion to walls
Spotlights to apartment units
Industrial style Pendants to Townhouses and Duplex Apartments
TV points to living room and master bedrooms
High ceilings to plots 3/4/5/6
Exposed beams to duplex apartments

Kitchens

Symphony Kitchens throughout with integrated fridge freezers
Extractor Fans with cooker hoods
Units 1/2/8/9/10 – worktops with chrome sink & tap
Units 3/4/5/6/7 – concrete effect worktops with black sinks and contemporary black taps

Bathroom

Quality finished, modern sanitary ware to all bathrooms and cloakrooms
Full height tiling above bath
Splashback tiling behind sink
Optional floor choices

Heating

Gas Central Heating and wall mounted radiators

Other Items

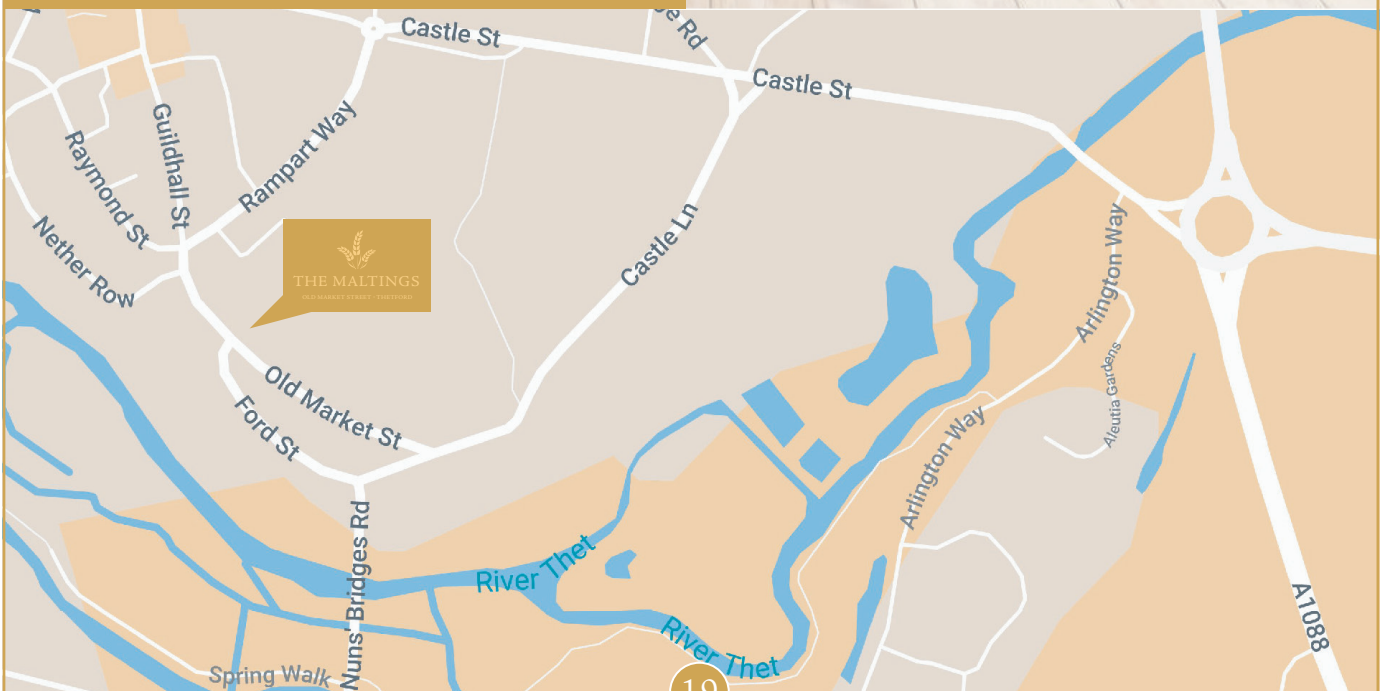
Building Control and the Warranty is provided by ICW
Corrugated black staircases & exposed steel beams to units 3/4/5/6/7

This specification is only meant as a guide, some items may vary from plot to plot. Please check with our Sales Negotiator for further details.



HOW TO FIND US

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Selling agent



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