



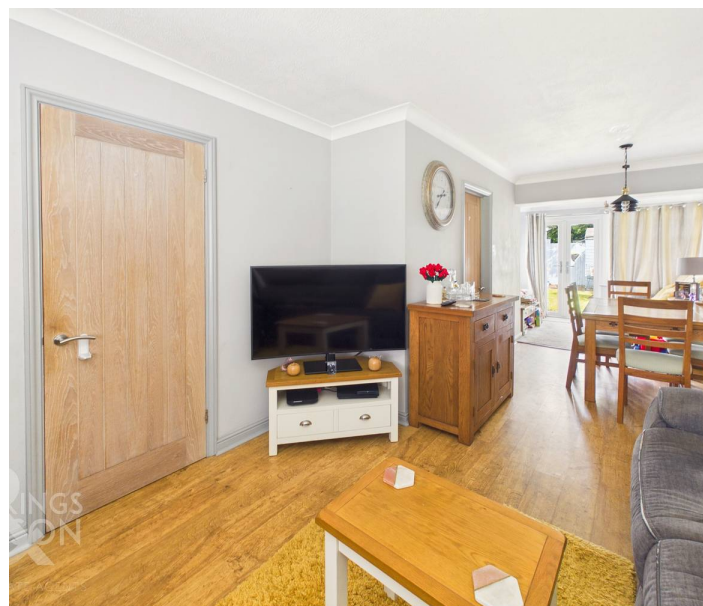
Maltings Drive, Harleston - IP20 9EY



Maltings Drive

Harleston

This DELIGHTFUL THREE BEDROOM END OF TERRACE HOME enjoys an ATTRACTIVE POSITION directly opposite a charming GREEN SPACE, offering a peaceful outlook and an inviting sense of community. Step through the front door into a welcoming ENTRANCE porch, which leads seamlessly into the SPACIOUS SITTING/DINING ROOM, perfect for relaxing evenings or entertaining family and friends. The property further benefits from a GARDEN ROOM EXTENSION (ideal for use as a playroom, home office, or additional living area), providing excellent versatility to suit your lifestyle. There is also a separate kitchen off the main reception space. Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, each offering ample natural light and comfortable accommodation, alongside a MODERN FAMILY BATHROOM. The layout is thoughtfully arranged to maximise space and privacy, making it an IDEAL FIRST TIME PURCHASE or a wonderful home for a growing family. Additional features include GAS CENTRAL HEATING, DOUBLE GLAZING throughout, and plenty of storage solutions. The property is WELL LOCATED



on the edge of town within a QUIET CUL-DE-SAC set well back from any roads, ensuring both convenience and tranquillity, with local amenities, schools, and transport links all within easy reach. Off road parking and a SINGLE GARAGE WITH POWER (excellent for secure parking or workshop space) add to the appeal of this impressive home as well as a SUNNY and PRIVATE REAR GARDEN.

Council Tax band: B

Tenure: Freehold

- End Of Terrace Home
- Ideal First Time Purchase
- Attractive Position Opposite Green Space
- Sitting/Dining Room With Garden Room Extension
- Three Bedrooms & Family Bathroom
- Private & Sunny Rear Gardens
- Off Road Parking & Single Garage With Power
- Well Located On The Edge Of Town Within Quiet Cul-De-Sac

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

Approached via Maltings Drive there is a shared parking area set back from the road providing off road parking in front of the single garage which has an up and over door power and light. A pathway leads from the parking area to the main front door opposite the green space creating a pleasant outlook.

THE GRAND TOUR

Entering the main entrance door to the front you will find a useful porch entrance leading into the hallway with stairs ahead to the first floor landing. There is understairs storage and a door into the main sitting/dining space. The reception is a good size with a large window to the front and an open aspect into the garden room beyond. The garden room provides extra space for family life with door opening onto the garden beyond. The kitchen can also be found off the reception with a range of wall and base level units and rolled edge worktops over. There is space for all white goods freestanding within the kitchen. Heading up to the first floor landing you will find three bedrooms and a family bathroom as well as built in storage. The bathroom is nicely fitted and fully tiled with a bath and shower over, w/c and hand wash basin. Bedroom wise, you will find two doubles and one single with a range of fitted storage.

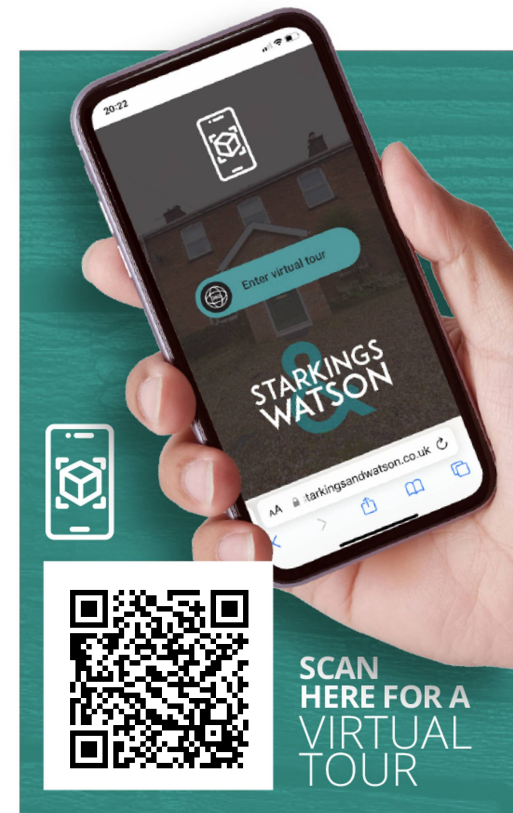
FIND US

Postcode : IP20 9EY

What3Words : ///congratulations.bathtubs.jeep

VIRTUAL TOUR

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



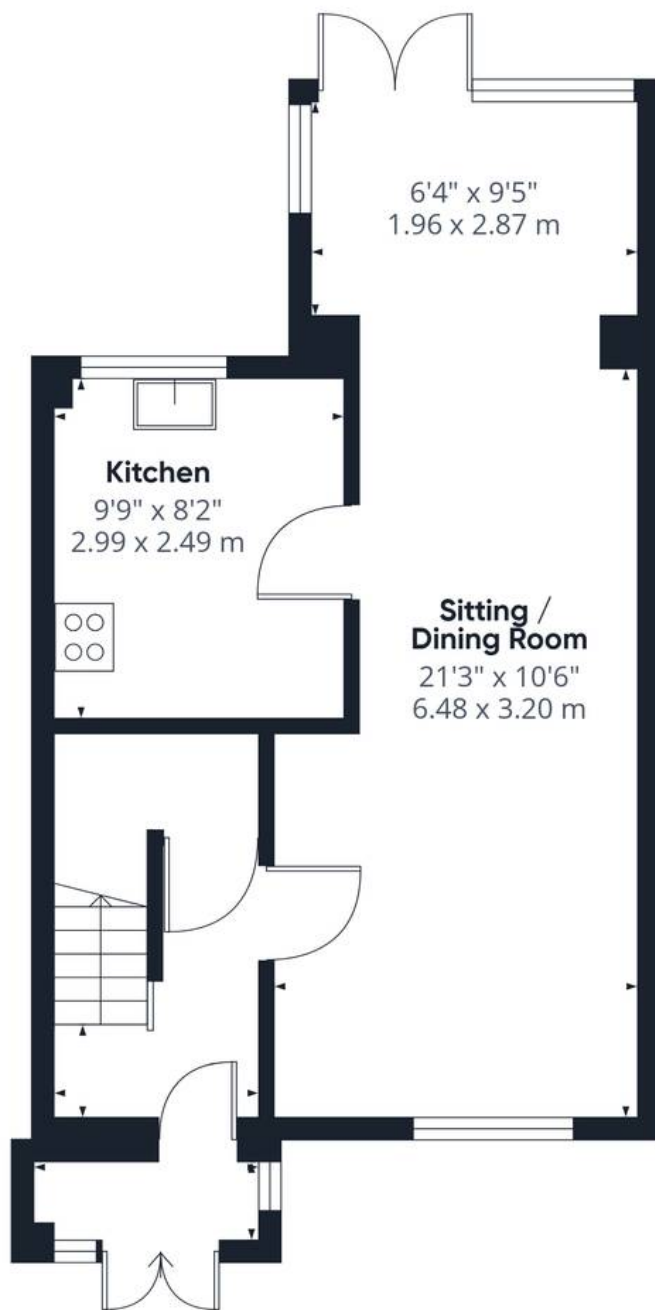




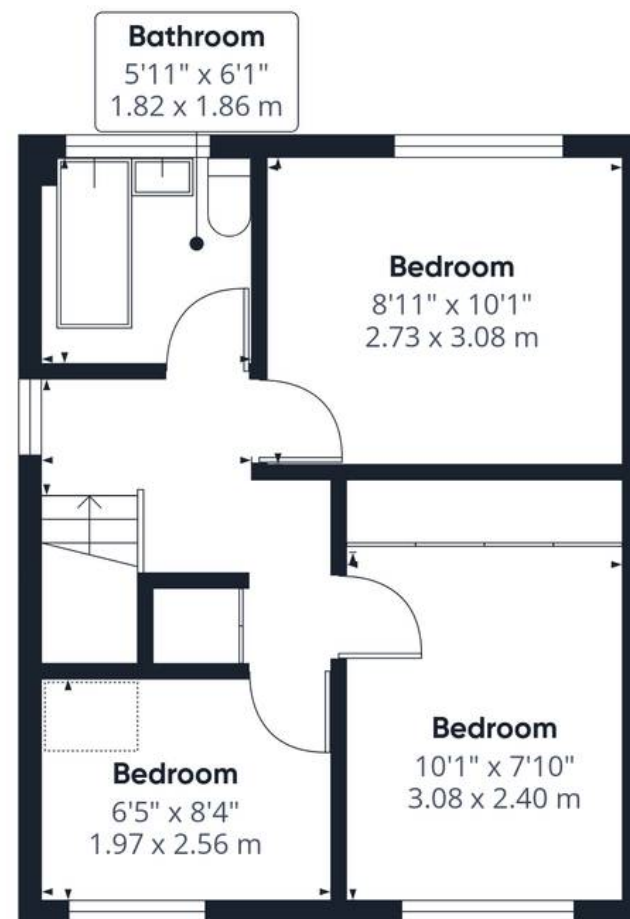
THE GREAT OUTDOORS

The private and enclosed rear garden offers more space than you might expect. The garden has been nicely landscaped and offers a paved patio area leading onto the lawn with further patio area to the rear and a pergola providing the ideal space for outside entertaining. There are planted borders as well as a timber shed whilst the garden is enclosed with timber fencing surrounding.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

745 ft²

69.1 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 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.