



The Maltings, Laxfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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This spacious first floor apartment forms part of an original Maltings Complex and has been sympathetically converted into 8 homes pre 1994 with exposed beams and vaulted ceilings giving the benefit of period charm and modern day living. The apartment is located on the first floor and is accessed through its own private front door via an external wrought iron and wood staircase.

LOCATION: The Maltings is centrally located in the heart of the much admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and picturesque Church. Laxfield community monthly market is held on the first Saturday of the month from March through to November. There is also a cricket team, bowls and football clubs, a well supported village hall hosting numerous functions and clubs. Framlingham is 7 miles away and this historic town offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is approx. 14 miles.



THE MALTINGS - INTERIOR The wooden part glazed front door enters into a large Entrance Hall with a built-in double cupboard housing the gas boiler (newly fitted this year) and offering storage for coats shoes and boots on one half and shelved storage on the other half. Towards the Sitting Room, at the other end of the hallway, is another storage cupboard ideal for storing the ironing board, Hoover etc. The Sitting/Dining Room is located at the end of the hallway and is spacious, light and airy, with dual aspect windows and stunning vaulted ceiling with exposed beams. The Kitchen/Breakfast Room is directly off the Sitting/Dining Room and currently has a contemporary fitted kitchen with a range of wall and base units with ivory shaker style doors and stainless-steel handles. The stainless-steel sink is situated under the window; there is a fitted ceramic hob with oven below and stainless-steel extractor fan above. There is space for a free-standing fridge freezer and space and plumbing for a washing machine under a solid woodwork top with white tiled surround. There is plenty of space for a table and chairs. Accessed from the long hallway is the Master bedroom which has a window overlooking a very pretty neighbouring garden as well as a Velux window with the exposed beams and vaulted ceilings which is a signature of this apartment. The master bedroom is large enough to incorporate an ensuite (subject to planning) if required. There is a further double bedroom which is currently used as a study with Velux windows and a single bedroom further along the hallway also with Velux window. Both additional bedrooms have the vaulted ceilings and exposed beams. The Bathroom comprises; a white bath with shower over, wash hand basin and wc together with a Velux window. This completes this versatile accommodation.



THE MALTINGS - EXTERIOR: There is a small communal garden to the rear with the personal use of a shed. The Maltings has a gravelled area to the front with one designated parking space and space for visitors with a communal garden beyond. Within the garden is the communal sunken tank for the LPG gas which runs the central heating, this is managed by the management company.



TENURE: Leasehold property with approx 980 years left on the lease. NO GROUND RENT. Management charge of £60 per month.

LOCAL AUTHORITY Mid Suffolk District Council **Tax Band:** B **EPC:** E **POSTCODE** IP13 8DZ

SERVICES There is LPG central heating, mains water, electricity and drains.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not.





Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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