



The Street  
Metfield  
Harleston, Norfolk

£900 pcm



## Single Storey Barn Conversion Lots of Character Ledged Doors and Exposed Beams

2 Double Bedrooms Double Glazing Electric Night Storage Heating Off Road Parking

Curtains and Light Fittings Included Thriving North Suffolk Village Location

Single Storey Barn Conversion with lots of character including ledged doors and exposed beams, 2 double bedrooms, double glazing, off road parking and private patio. **Available mid June 2021.** EPC TBC

**LOCATION** The property is situated within this thriving North Suffolk village which is situated within 25 minutes drive of Southwold and the coast. Harleston, which is about 3 miles away, is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about 9 miles to the west with main line railway station to London (Liverpool Street).

### ENTRANCE HALL

Front entrance door, electric night storage heater, tiled floor, exposed beams, stained glass window to sitting/dining room and skylight window.

### CLOAKROOM

Pedestal hand wash basin, low level WC, tiled floor, electric wall heater, extractor fan, towel rail, toilet roll holder.

### UTILITY ROOM/OCCASSIONAL BEDROOM 9' 09" x 8' 11" (2.97m x 2.72m)

With vinyl flooring, work surface and under counter plumbing and space for washing machine and tumble dryer, electric panel heater, double glazed window.

### SITTING/DINING ROOM 27' 3" x 15' 10" (8.31m x 4.83m)

Feature brick fire place with electric fire, 3 electric night storage heaters, window and door to patio, vaulted ceiling with sky light window and exposed beams.

### FITTED KITCHEN 15' min x 6' 07" (4.57m x 2.01m)

Range of Oak fronted base and wall units, fitted double oven, hob and extractor, work surfaces with 1 1/2 bowl sink unit, part tiled walls, double glazed window, vaulted ceiling with exposed beams, electric night storage heater.

### AGENTS NOTES

- 1) Due to the proximity to a nearby pond the Landlords are not prepared to consider Tenants with young children
- 2) Regrettably smokers or tenants with pets will not be considered
- 3) The property has private drainage but there will be no maintenance/drainage costs to the Tenant
- 4) Some furniture may be provided by the Landlords by separate negotiation

### INNER HALL

Exposed beams, skylight window, airing cupboard, access to loft, electric night storage heater.

### BEDROOM ONE 15' 10" max x 14' 11" max (4.83m x 4.55m)

Exposed beams, electric night storage heater, 2 double glazed windows, fitted curtains.

### EN-SUITE SHOWER ROOM

Beige suite comprising shower cubide with electric shower, low level WC, pedestal hand wash basin, skylight window, exposed beams, electric wall heater, extractor fan, towel rail and toilet roll holder.

### BEDROOM TWO 12' 02" x 11' 05" (3.71m x 3.48m)

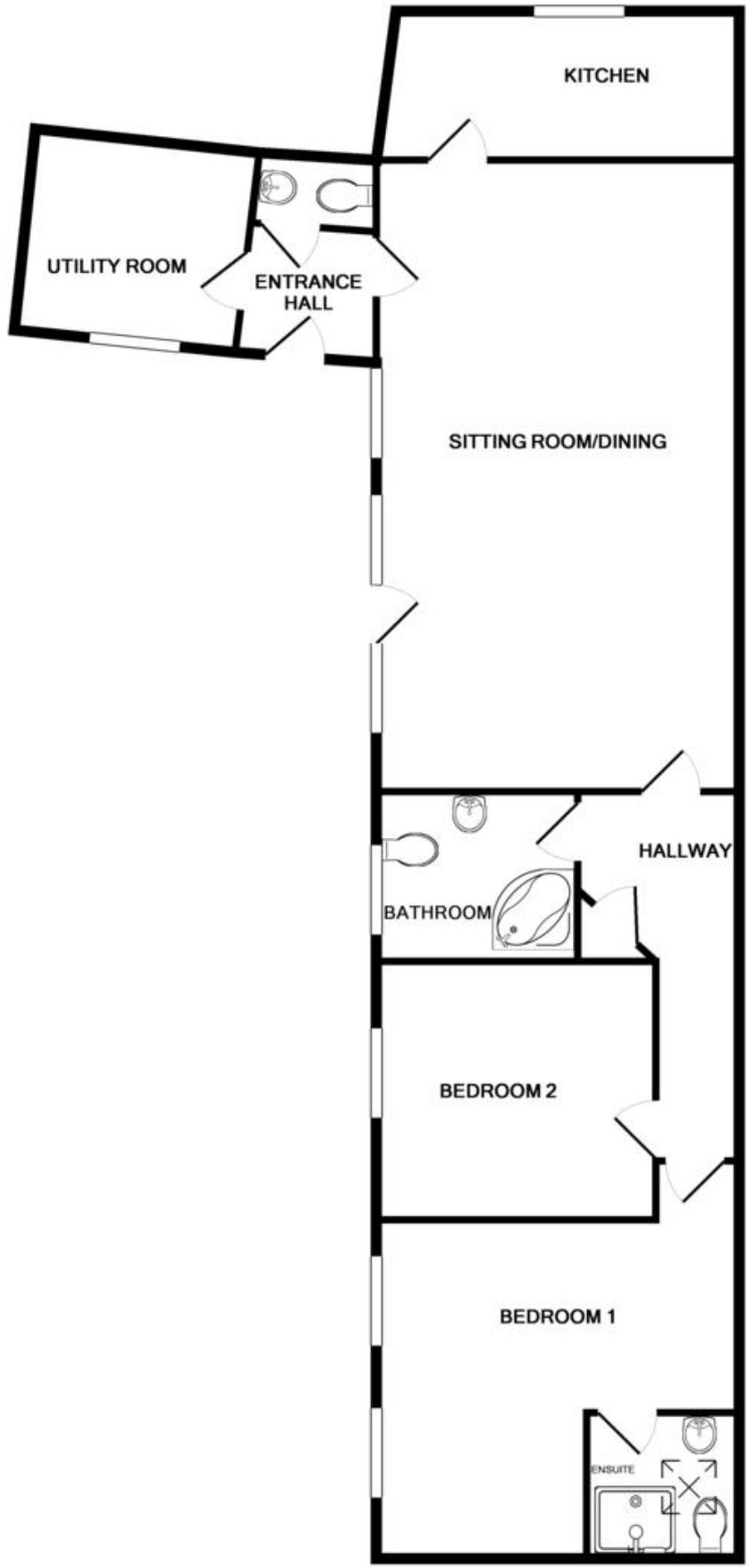
Double glazed window, fitted curtains, electric panel heater.

### BATHROOM

Peach suite comprising corner bath with shower attachment, pedestal hand wash basin, low level WC, double glazed window, vinyl flooring, part tiled walls, electric wall heater, extractor fan, towel rail and toilet roll holder.

### OUTSIDE

There is an allocated off road parking space for one vehicle plus additional off road parking nearby if required. There is use of a shared lawned garden with floral borders (maintained by landlords) together with a private patio and storage for bicydes in an open store.



TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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