



## The Street, Metfield, Harleston

Guide Price £500,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached Cottage
- ✓ Sought After Village Location
- ✓ Character Features Retained
- ✓ Four Reception Rooms
- ✓ 3/4 Bedrooms
- ✓ Two Large Bathrooms
- ✓ Mature Gardens Front & Rear
- ✓ Driveway & Converted Garage

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





This Charming DETACHED CHARACTER COTTAGE is located in the SOUGHT-AFTER VILLAGE of METFIELD, within easy driving distance of DISS, HARLESTON & BUNGAY, whilst offering plentiful and FLEXIBLE accommodation measuring approximately 1700 sq ft (stms). The property benefits from OFF ROAD PARKING to the side and a partly converted garage, with mature and private front gardens. Upon entering the property, you will find a DINING/RECEPTION AREA with WOOD BURNER, generous sitting room with FIREPLACE, study/fourth bedroom, cloakroom and IMPRESSIVE COUNTRY STYLE KITCHEN/DINING ROOM with separate utility room. On the first floor there are THREE AMPLE DOUBLE BEDROOMS with the main benefiting from an impressive en-suite, as well as main family bathroom - both of which have ROLLED TOP BATHS and separate showers. Externally, the rear gardens are private and set out over three levels providing the perfect spot for relaxing and entertaining.

#### LOCATION

The property is located within the rural village of Metfield close to the market towns of Harleston and Halesworth. The closest local amenities can be found within the village of Fressingfield and Stradbroke although the village does have a very good local shop. Situated approximately 12 miles east of Diss which offers high speed rail services to London and is just a 30-minute drive from the popular coast at Southwold. Metfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP20 0LB), but to help you... Leaving Harleston on the B1116 Shotford turn left onto Withersdale Road by the fishing lakes. Continue on this road passing through the village of Withersdale Street. After a few miles you will reach the village of Metfield. The property can be found centrally on the right hand side within the village opposite the village store.

The property is approached via a shingled driveway with parking for two vehicles leading to the partly converted garage. An adjacent and private lawned front garden with mature fruit trees and mature hedging, leads to a footpath and gated access from the roadside leading to main entrance door.

Entrance door to:

#### ENTRANCE HALL

Tiled flooring, smooth ceiling, door to:

#### CLOAKROOM

Two-piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.



### RECEPTION/DINING HALL

17' 1" x 11' 7" Max (5.21m x 3.53m) Cast iron multi-fuel burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to front, telephone point, stairs to first floor landing, built-in storage cupboard with water softener and electric fuse box, smooth ceiling, doors to:

### SITTING ROOM

18' 5" x 15' 2" (5.61m x 4.62m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, window to side x2, uPVC double glazed door to rear, television point, built-in storage cupboard, smooth ceiling with recessed spotlights.

### STUDY/BEDROOM

12' 6" x 6' 3" (3.81m x 1.91m) Fitted carpet, radiator, uPVC double glazed window to rear x2, telephone point, smooth ceiling.

### KITCHEN/DINING ROOM

19' 11" x 16' 4" (6.07m x 4.98m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, integrated fridge/freezer, space for American style fridge/freezer, space for dishwasher, space for dining table, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, double glazed door to rear, television point, smooth ceiling with recessed

spotlights, door to:

### UTILITY ROOM

10' 6" x 6' 4" (3.2m x 1.93m) Fitted range of base level units with solid wood work surfaces and inset double bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, space for tumble dryer, tiled flooring, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch, door to:

### GARAGE

8' 6" x 6' 9" (2.59m x 2.06m) Double doors to front, uPVC double glazed window to side, ready for flooring, smooth ceiling, door to:

### STOREROOM/BEDROOM

12' 6" x 10' 8" (3.81m x 3.25m) Wood effect flooring, uPVC double glazed window to side, floor standing oil fired central heating boiler, smooth ceiling with loft access hatch.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

13' 5" x 12' 1" (4.09m x 3.68m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in triple wardrobe, smooth ceiling with recessed spotlights, door to:





STARRINGS  
& WATSON



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#### EN SUITE

12' 4" x 6' 4" Max (3.76m x 1.93m) Four piece suite comprising low level W.C, pedestal hand wash basin, free standing rolled top bath with mixer shower tap, double shower cubicle with electric shower and glazed shower screen, tiled splash backs, tiled flooring, heated towel rail, obscure double glazed window to rear, built-in storage cupboard, smooth ceiling with recessed spotlights.

#### DOUBLE BEDROOM

9' 2" x 8' 9" (2.79m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling with recessed spotlights.

#### DOUBLE BEDROOM

11' 9" x 11' 1" (3.58m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in double wardrobe, smooth ceiling with recessed spotlights.

#### FAMILY BATHROOM

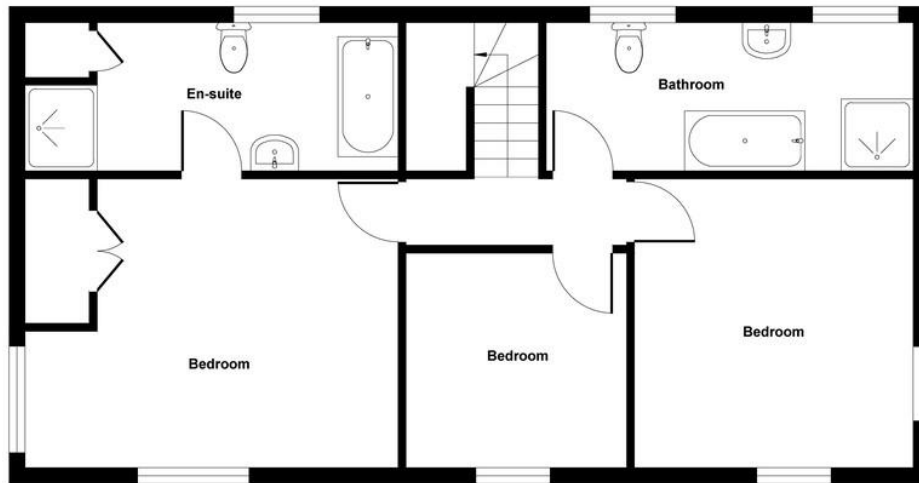
13' x 6' 7" (3.96m x 2.01m) Four piece suite comprising low level W.C, pedestal hand wash basin, free standing rolled top bath with mixer shower tap, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, fitted carpet, heated towel rail, uPVC obscure double glazed window to rear x2, built-in storage cupboard, smooth ceiling with recessed spotlights.



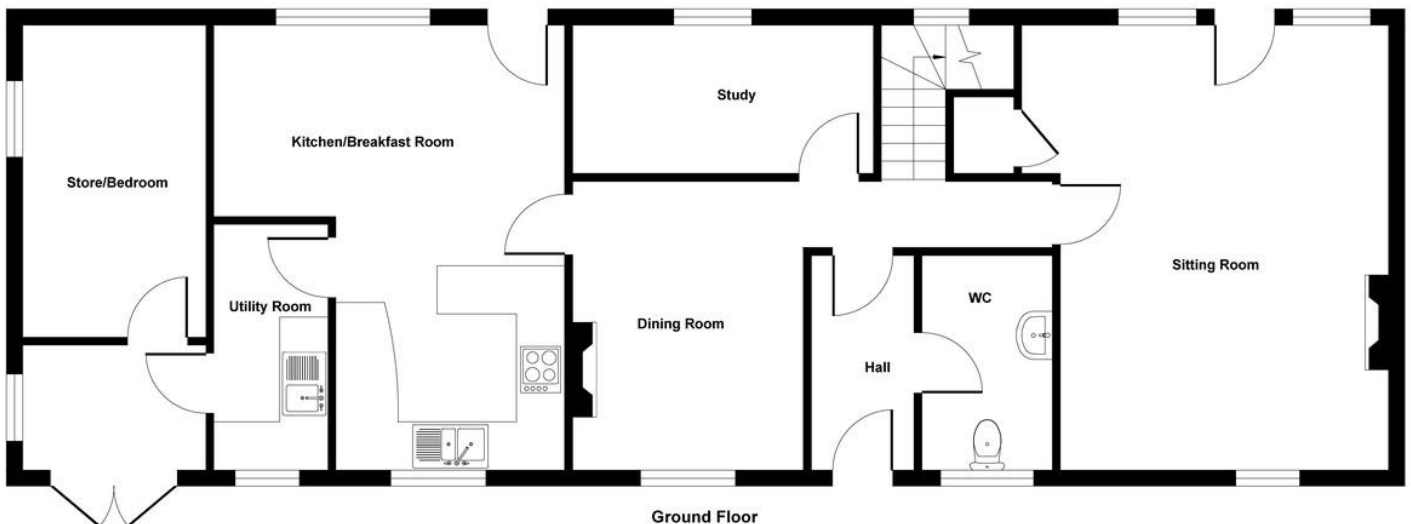
#### OUTSIDE

The private rear garden is landscaped and split over 3 levels. There are pleasant lawns, paved patio and terrace areas as well as a raised terrace providing the perfect space for entertaining and alfresco dining. You will find a useful brick built store and shed, with gated access to the driveway whilst the garden is fully enclosed with rendered brick wall.





**First Floor**  
 Approximate Floor Area  
 644 sq. ft  
 (59.88 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1095 sq. ft  
 (101.74 sq. m)

**Approx. Gross Internal Floor Area 1739 sq. ft / 161.62 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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