

M
M

Skinner's Lane,
Metfield, Nr Harleston, Norfolk.

M
M

MUSKER
MCINTYRE
ESTATE AGENTS



Situated on a generous plot, this beautifully presented and impressive detached family home, has recently been decorated throughout and new carpets fitted. The spacious accommodation includes a 32' sitting room with dining area, fully fitted oak kitchen, conservatory and four double first floor bedrooms with en-suite to the master. The property is situated close to the centre of this desirable village and is being offered with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility room
- Snug/Study
- Gym/Potential Office
- First Floor Landing
- Master Bedroom with En-suite
- Second Bedroom with Built-in Wardrobes
- Two Further Double Bedrooms
- Family Bathroom

Outside

- Double Car Lodge
- Extensive Parking and Turning Area
- Attractive Rear Garden
- Hot Tub
- Paved Seating and Barbecue Area
- Timber Workshop
- Covered Log Store/Storage Area



The Property

Entering through the front door you are greeted by a spacious entrance hall with staircase rising to the first floor and access to a cloakroom with low level WC and wash basin. The 32' sitting room benefits from a stone fireplace with wood burning stove and a dining area with plenty of space for a family dining table. French style doors then open into a conservatory with windows overlooking the garden and a free standing wood burning stove meaning this room can be used all year round. The kitchen/breakfast room has been fitted to a high standard and includes worktop with inset double sink with oak cupboards and drawers under, integrated dishwasher, adjoining worktop with fitted five ring ceramic hob with extractor and light over, breakfast bar, electric double oven and a freestanding 'American style' fridge/freezer. There are recessed LED ceiling lighting, a useful storage cupboard provides space for hanging coats and storing shoes and a window overlooks the rear garden. Access from the kitchen leads into a utility room fitted with a worktop and sink and space with plumbing for washing machine and tumble dryer, oil fired boiler and a door leading out to the garden. A separate study is located to the front of the property which is ideal if you're looking to work from home or it could be used as a study, play room or 5th bedroom.

From the entrance hall the staircase rises to the first floor landing with airing cupboard and access to all four double bedrooms. The master bedroom has a modern en-suite shower room comprising low level WC, wash basin and enclosed shower with sliding glazed doors. The second bedroom has been fitted with two large double wardrobes with bespoke drawer units. The family bathroom serves all further bedrooms and comprises a modern white suite with panelled bath with shower over and glazed shower screen, low level WC and wash basin.



Outside

To the front, the property has an impressive entrance through double wrought iron gates which leads onto a tarmac driveway with plenty of room for parking a number of cars. A double cart lodge provides further parking and the driveway then continues to the main entrance. To the rear you will find an attractive, easy to maintain garden with artificial grassed areas and a hot tub area including the hot tub itself. The garden is fully enclosed with concrete post panel screen fencing and has flower and shrub borders with an extensive patio areas and path. The timber workshop has power and lighting connected, behind which is covered log store/storage area. There is a further brick outbuilding attached to the property again with power and lighting which has been used as a gym by the current owners.

Location

The property is situated a short distance from the centre of the village and within walking distance of the community-run Metfield store. Metfield is a popular village located within close driving distance of the towns of Halesworth, Diss and Harleston and as well as the village store there is an active village hall. Harleston is a vibrant market town, filled with historic buildings and an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss benefits from a direct train line to London Liverpool Street in 100 minutes.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All carpets and curtains are included.

Services

Oil fired radiator central heating.
Mains drainage, water and electricity are connected.
Energy Rating: D

Local Authority

Mid Suffolk District Council

Tax Band: E

Postcode: IP20 0LH

What3words: enhanced.display.vaulting

Agents Note

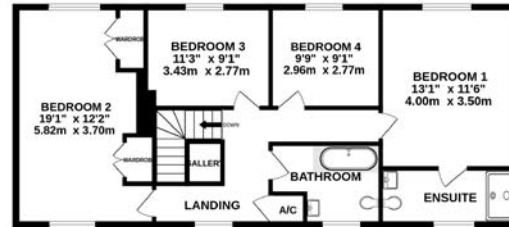
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

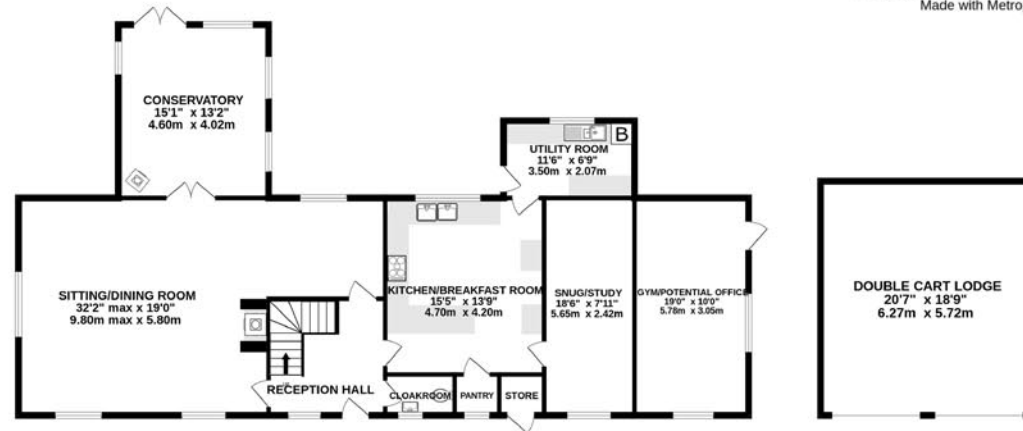
Vacant possession of the freehold will be given on completion.

Guide Price: £550,000

1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.



GROUND FLOOR
1884 sq.ft. (175.1 sq.m.) approx.



TOTAL FLOOR AREA : 2722 sq.ft. (252.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
Diss 01379 644822
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH
Tel. 01379 882535
harleston@muskermcintyre.co.uk