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St Johns Meadow,
Metfield, Nr Harleston

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**MUSKER
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ESTATE AGENTS

Conveniently situated close to the centre of the village and overlooking the playing field, this two bedroom semi-detached property is offered to the market with no onward chain and benefits from a car port and fully enclosed rear garden.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- First Floor Landing
- Two Bedrooms
- Family Bathroom
- Car Port
- Driveway Parking
- Enclosed Rear Garden



The Property

The front door opens into the entrance hall with stairs rising to the first floor. The kitchen/dining room is fitted with a range of wall, base and drawer units, solid wood work surface with butler sink and space and plumbing for washing machine beneath. A window overlooks the rear garden and a solid fuel Rayburn is used for cooking and also supplies the heating and hot water. A half glazed door leads out to the garden. The sitting/dining room has double doors leading out to the rear garden and window to the front aspect.

Stairs lead up to the first floor landing with loft access hatch. There are two bedrooms a spacious double and a single with a built-in cupboard and family bathroom comprising a panelled bath with mixer shower over, low level WC, pedestal wash basin.



Outside

A driveway provides off-road parking with double timber gates opening into the car port. The front garden is laid to lawn with a paved path leading to the front door. The rear garden is mainly laid to lawn and enclosed by timber fencing to both sides and hedging on the rear boundary.

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.

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.

Services

Solid fuel Rayburn for heating and hot water.
Electric immersion also heats the water.
Mains drainage, water and electricity.
EPC Rating: E

Local Authority:

Mid Suffolk District Council
Tax Band: B
Postcode: IP20 0LY

Tenure

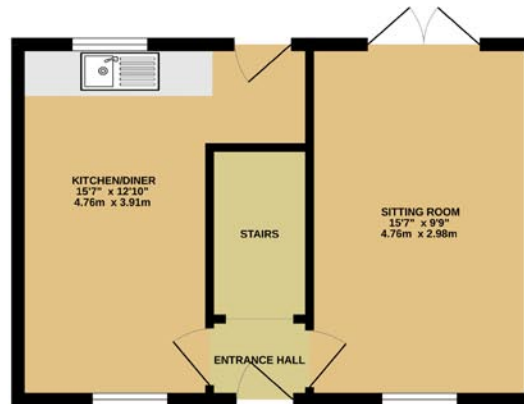
Vacant possession of the freehold will be given upon completion.

Agents' Note

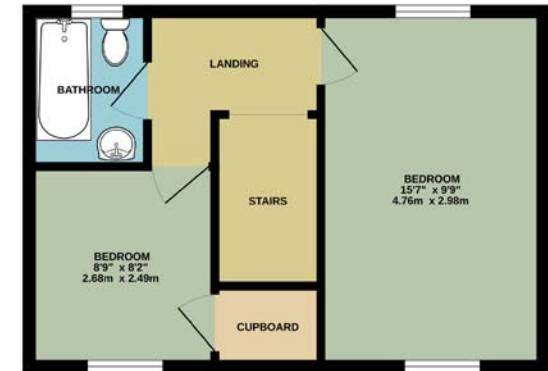
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £205,000

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.5 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.
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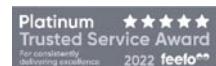
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
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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.



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