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The Street
Metfield, Nr Harleston, Norfolk.

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MUSKER
McINTYRE
ESTATE AGENTS



Situated in the heart of the picturesque village of Metfield on the Norfolk/Suffolk border, this semi-detached Victorian Cottage offers the perfect balance of space and charm providing a modern living experience blended with a wealth of the original character of the cottage. The property benefits from attractive front garden along with driveway parking for two cars and a single garage whilst at the rear we find the most suprising space offering outside entertaining and beautiful areas of garden. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance porch
- Open-plan living space with wood burning stove
- Kitchen
- First floor landing
- Master bedroom
- En-suite shower room
- Two further double bedrooms
- Family bathroom

Outside

- Beautiful front and rear gardens
- Single garage
- Driveway parking for two cars
- Central village location



The Property

The front door opens into an entrance porch with windows on either side and space for coats and boots. A stable-style door opens into a well presented sitting room with window to front, parquet wood floor, exposed timber work and brick fireplace housing wood burning stove. Beyond a wide brick archway, a dining area offers ample space for table and chairs with a useful built-in cupboard to left hand side and lovely views over the garden. French doors lead out to the paved seating area. A door from the dining room opens into the well appointed kitchen which is fitted with an excellent range of traditional style cream wall, base and drawer units with woodblock effect worktop, tiled splashbacks, 1 ¼ bowl ceramic sink and drainer and electric hob with extractor over. An electric oven is fitted at eye level and there is space and plumbing for washing machine, tumble dryer, fridge/freezer and dishwasher.

From the sitting room a latch door opens to reveal the staircase rising to the first landing with window to rear overlooking the pretty garden and access to all remaining accommodation. To the right hand side the master bedroom enjoys a sunny double aspect with windows to front and rear and is fitted with an excellent range of storage units as well as a built-in double wardrobe. The en-suite shower room comprises opaque window to side, WC, wash basin set within a vanity unit, heated towel rail and walk-in shower. There are two further double bedrooms, the larger of the two benefitting from good built-in cupboards and a family bathroom which completes the accommodation.



Outside

Lavender Cottage is set back from the road with a shingled front garden enclosed by picket fencing. To the side, a driveway offers parking for two cars in front of the single garage which in turn is power and light connected, fitted with up and over door and personal door to side and also houses a Bosch oil fired boiler. The pretty rear garden is enclosed on all sides by panel fencing. Steps lead up to a good sized paved patio offering ideal space for outdoor entertaining in the summer months with a pretty feature archway leading through to a well tended lawned area which is flanked by well stocked, colourful borders. A lovely summer house as well as a useful timber garden shed are included in the sale.

Location

The property is situated in the centre of the village, opposite 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, 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

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

Local Authority

Mid Suffolk District Council
Tax Band: C
Postcode: IP20 0LB
What3words: meanders.aspect.carry

Agents Note

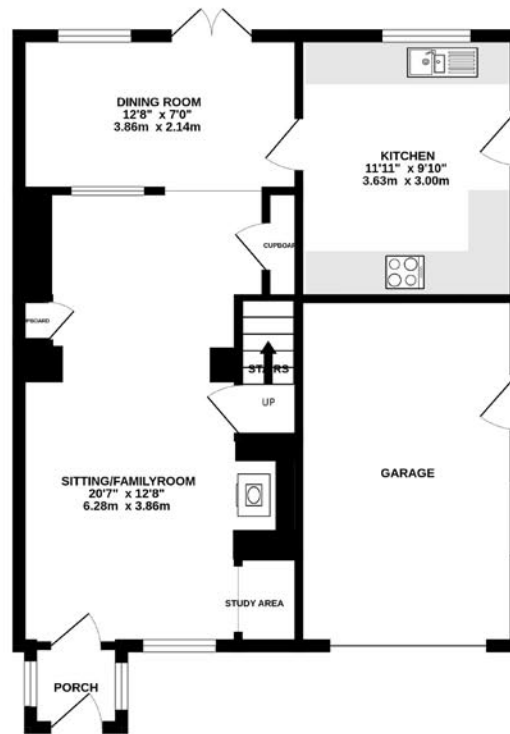
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

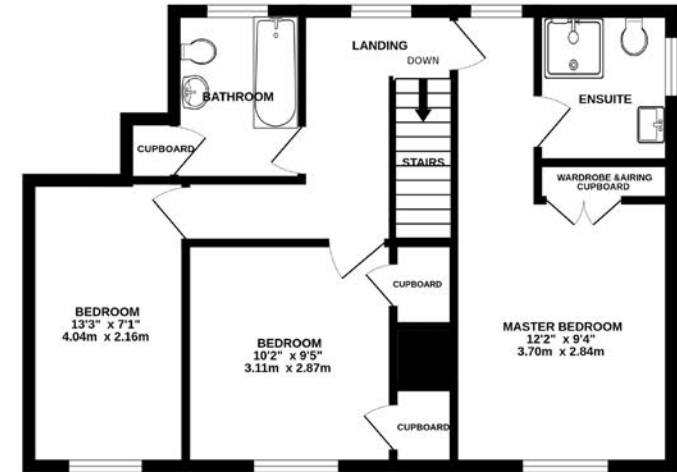
Vacant possession of the freehold will be given on completion.

Offers in excess of: £325,000

GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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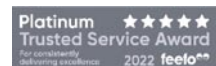
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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

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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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