

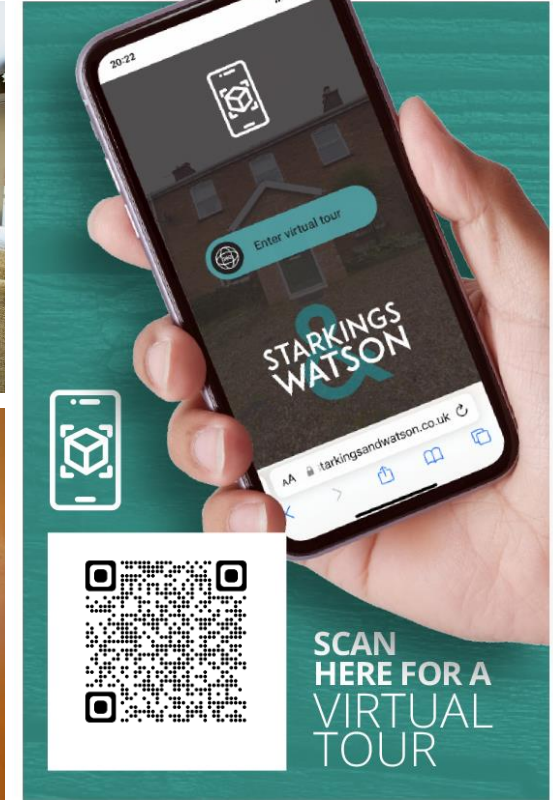
THE STREET

Metfield, Harleston IP20 0LB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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- No Chain!
- Semi-Detached Cottage
- Generous Footprint Over 1200 Sqft (stms)
- Impressive Main Reception With Woodburner
- Three Ample Bedrooms & Family Bathroom
- Beautifully Kept Rear & Generous Garden
- Driveway Parking
- Integral Garage Ideal For Conversion

IN SUMMARY

NO CHAIN! Located centrally within the SOUGHT AFTER WAVENEY VILLAGE of METFIELD is this pretty SEMI-DETACHED COTTAGE which blends character and modern features perfectly alongside a VERY GENEROUS REAR GARDEN. The cottage itself has a wonderful homely feel once inside with the accommodation extending to approximately 1200 SQ FT (stms). Internally you will find a main sitting room with fireplace and WOODBURNER, a dining area opening onto the garden and a separate kitchen as well as study nook. On the first floor there are THREE DOUBLE BEDROOMS, an EN-SUITE shower room and the main family bathroom also. There is an INTEGRAL GARAGE with the potential to convert and incorporate into the living accommodation if desired as well as DRIVEWAY PARKING to the front and STUNNING, WELL KEPT and very GENEROUS GARDENS to the rear.

SETTING THE SCENE

Approached from the roadside onto a hard standing driveway providing off road parking for two vehicles.

This in turn leads to the integral garage with up and over door power and light and the oil fired boiler. There is a pretty front garden with shingle, planting and shrubs as well as side access leading to the rear garden. The main entrance door is found to the front into the porch.

THE GRAND TOUR

Entering the cottage via the main front door you will find a porch entrance this in turn leads into the main sitting room. There is a useful study nook to the right as you enter with a feature brick built fireplace housing a woodburner as well as stairs to the first floor landing, parquet flooring and built in cupboards and exposed timbers. Beyond the sitting room is the dining room which is semi-open plan and benefits from doors out onto the rear garden. From here you will find access to the kitchen with a range of fitted units and rolled edge worktops over. There is then space and plumbing for white goods including washing machine, dishwasher and tumble dryer as well as fridge. There is also integrated electric oven with extractor fan and induction hob as well as access to the rear garden also. Heading up the first floor landing there is natural light to rear overlooking the rear garden and access to the bedrooms. The main bedroom to the right offers an en-suite shower room and the bedroom has an array of fitted bedroom furniture. The family bathroom features a bath with shower over. There are then two further bedrooms to the front one of which has fitted wardrobes.



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THE GREAT OUTDOORS

The pretty and well kept rear garden is fully enclosed and offers a lot more space than you might expect from a cottage. Steps lead up to a good sized paved patio ideal for outdoor entertaining. There is a feature archway leading through to a well kept lawned section which is flanked by well stocked planted borders. In addition to the lovely gardens you will find a timber shed, well positioned summer house and brick built outhouse as well as further paved patio to the rear of the garden.

OUT & ABOUT

The property is located within the rural village of Metfield close to the market towns of Harleston and Halesworth and is right opposite the lovely community run and owned village store. The closest local amenities other than this can be found within the village of Fressingfield and Stradbroke. 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.

FIND US

Postcode : IP20 0LB

What3Words : ///newsstand.launched.download

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is a flying freehold in place with the neighbouring cottage. Please contact the agent for further clarification. Services are as follows; Oil fired central heating. Mains drainage, water and electricity.

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

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™

1217.07 ft²

113.07 m²

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