



*Skinner's Lane,*  
Metfield, Suffolk



**MUSKER  
McINTYRE**  
ESTATE AGENTS

We are pleased to offer this semi-detached 1930's built house, situated on a generous plot, close to the centre of the desirable village of Metfield. The property offers well presented accommodation featuring two double bedrooms and benefits from ample off-road parking, gardens to the front and rear and no onward chain.

Accommodation comprises briefly:

- Hallway
- Sitting Room
- Kitchen/Breakfast Room
- Rear Lobby and Utility Room
- First Floor Landing
- Two Bedrooms
- Shower Room

Outside

- Ample Off-Road Parking
- Gardens to the front and rear
- Outside WC
- Four Timber Sheds and Greenhouse
- Hot Tub

## *Skinner's Lane, Metfield*



### **The Property**

The front door opens into the hallway with stairs rising to the first floor. On the right is the sitting room with window overlooking the front aspect and original features including an open fireplace with tiled surround and picture rail. A door leads into the kitchen which has ample space for a table and chairs and is well fitted with a matching range of wall, base and drawer units and solid granite worktops with Butler sink. There is also a useful pantry cupboard. The electric 'Rangemaster' cooker is included in the sale as well as the dishwasher. A window overlooks the rear and double doors lead out to the rear garden. A door leads into the rear lobby with external door to the side and a further door opening into the utility room with plumbing for a washing machine and tumble dryer. Stairs rise to the first floor landing with a window to the side and loft access to the fully boarded loft space with pull down ladder. There are two double bedrooms, the larger room overlooks the front aspect with a built-in wardrobe and the second has a window to the rear and fitted shelving. The spacious and well appointed shower room has a window to the rear and comprises a shower cubicle lined with shower board with dual shower, WC and wall mounted wash basin set in a vanity unit. There is a heated linen cupboard and towel rail.

### **Outside**

The property is set well back from the road with a brick weave driveway providing ample off-road parking with a lawned garden to the left. A side access leads into the attractive rear garden which is generous in size and fully enclosed. The garden is mainly laid to lawn with flower borders and a paved seating area. There are four timber sheds, two with power and light connected, a greenhouse, outside WC and a hot tub.



## Location

The property is located close to the heart of the picturesque village of Metfield, which has a community-run shop, a village hall with bar, a parish church and an active Allotment Association. The busy market towns of Harleston, Halesworth and Bungay are close by and the town of Diss, with railway links to London, is 10 miles away. The city of Norwich is just over 20 miles away, with railway links to UK cities and an airport providing access to many holiday locations. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance, being approximately 16 miles away.

## 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 Central Heating and Hot Water (external boiler).

Mains drainage, electricity and water are connected.

EPC Rating: D

## Local Authority:

Mid Suffolk District Council

Tax Band: B

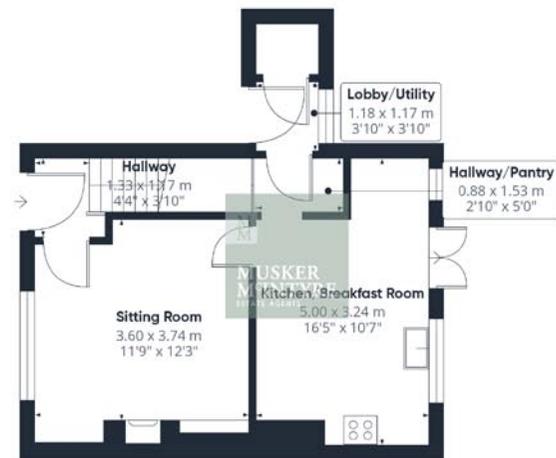
Postcode: IP20 0LH

## 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.



Floor 0



Floor 1



Approximate total area<sup>™</sup>  
66.5 m<sup>2</sup>  
717 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Guide Price: £285,000**

**To arrange a viewing, please call 01379 882535**

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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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