



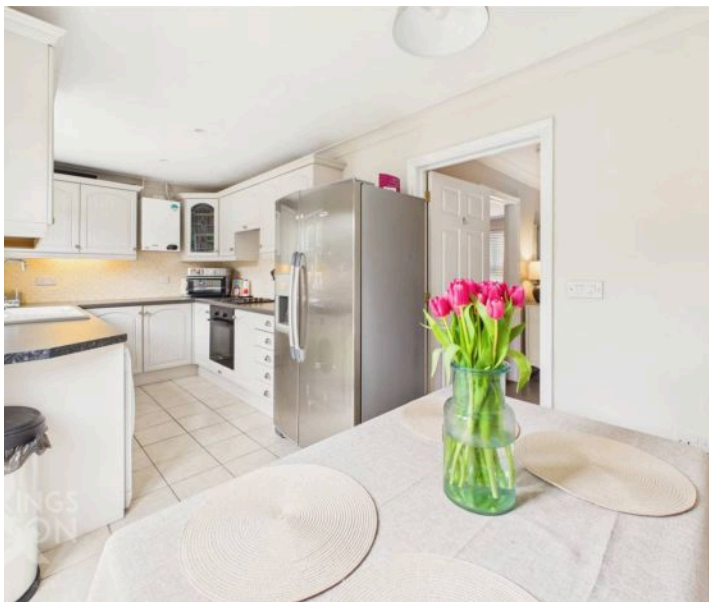
St. Johns Meadow Fressingfield Road, Metfield - IP20 0LY



St. Johns Meadow Fressingfield Road

Metfield, Harleston

Nestled in a QUIET CUL-DE-SAC within a popular village location close to Harleston, this charming TWO BEDROOM end of terrace house presents an ideal opportunity for those seeking a cosy home in a family-friendly environment. The well presented accommodation boasts an attractive exterior and well proportioned interior layout, the property features a welcoming hallway and W/C, main sitting room with fireplace and a separate modern KITCHEN/DINING ROOM at the rear. Upstairs, TWO WELL PROPORTIONED DOUBLE BEDROOMS await, alongside a family bathroom. The privacy and tranquillity of this home are further enhanced by its private enclosed REAR GARDEN, offering a serene retreat for residents. With the added convenience of allocated parking to the front, this property embodies comfort and practicality for a growing family, first time buyers, or even quiet retirement.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace Home
- Cul-De-Sac Position
- Popular Village Location Next To Play Park
- Main Sitting Room
- Kitchen/Diner To The Rear
- Two Double Bedrooms & Family Bathroom
- Private Enclosed Rear Garden
- Allocated Parking To Front

The property is located within the rural village of Metfield close to the market towns of Harleston and Halesworth. The closest local amenities can be found within the village of Fressingfield and Stradbroke although the village does have a very good local shop. 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.

SETTING THE SCENE

From the front you will find a small shingled garden area with a pathway leading to the main entrance door to the front. There is an access to the side with a secure gate leading to the rear garden also. Parking can be found at the front with one allocated parking spot as well as further visitor parking.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with stairs to the first floor, understairs storage and a w/c to the left. The stylish sitting room is found to the right of the hallway with a wood effect floor, window to the front and a feature fireplace housing an electric fire. To the rear of the house is the kitchen/dining room with space for a table, doors out to the garden and a range of wall and base level storage units with rolled edge worktops over. The kitchen offers an integrated electric oven and hob with extractor fan over, an integrated Bosch Dishwasher, and space for large fridge/freezer and washing machine. You will also find the oil fired boiler wall mounted.

Heading up to the first floor landing there is a storage cupboard as well as loft hatch access. To the rear of the house is a large double bedroom offering plenty of space for fitted furniture if required as well as two windows overlooking the garden. This bedroom could easily be split into two rooms if required with the addition of a stud wall. To the front is a further double bedroom as well as the family bathroom adjacent with a bath and shower over.

FIND US

Postcode : IP20 0LY

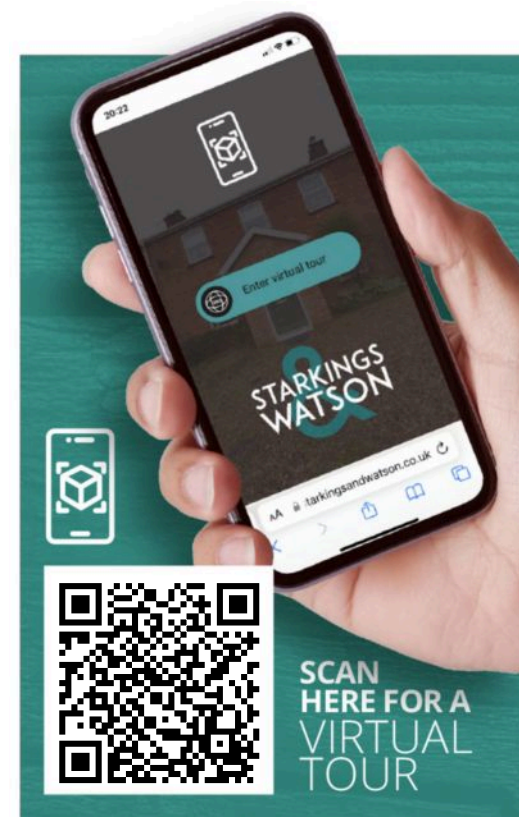
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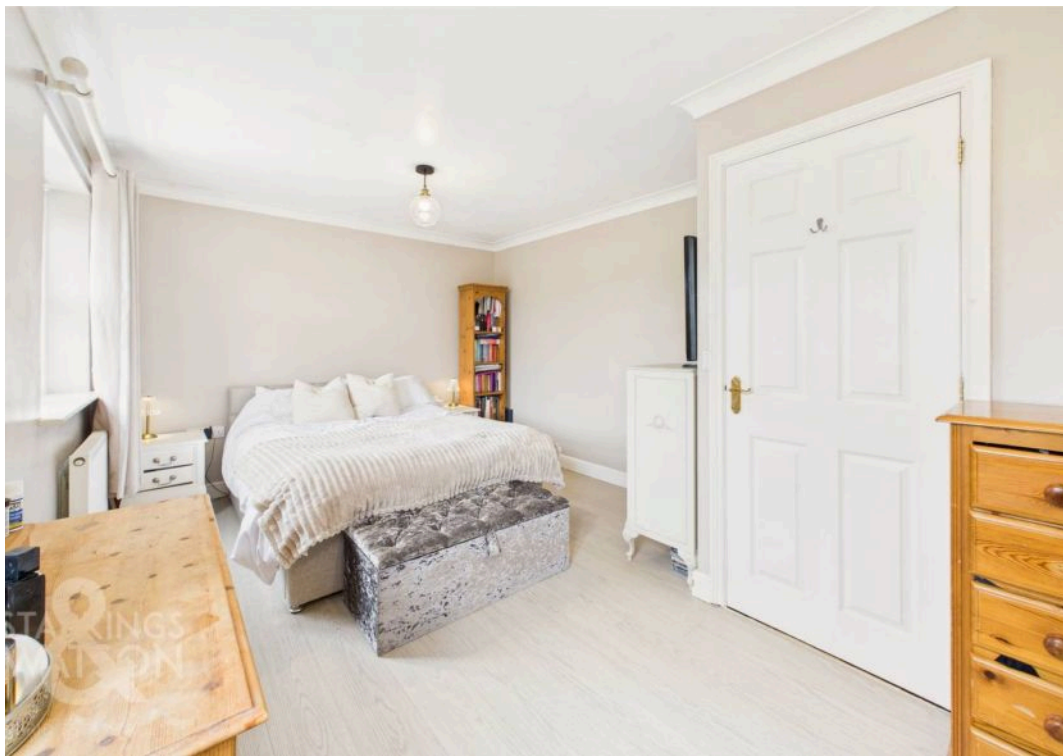
VIRTUAL TOUR

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

AGENTS NOTES

There is a communal charge for the upkeep of the private road of £12.50 pcm.



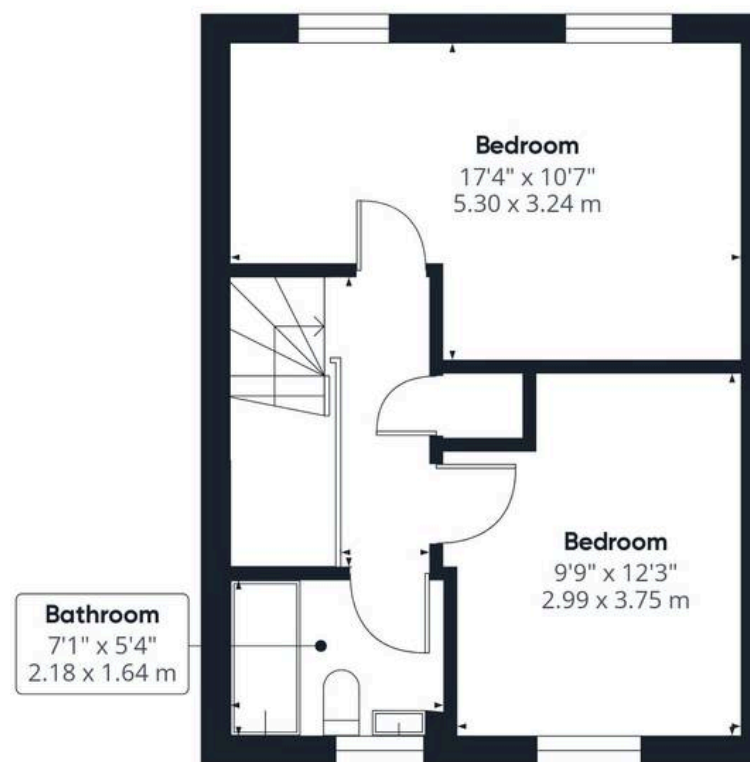




THE GREAT OUTDOORS

The private rear garden offers a non overlooked position and is positioned next to the play park, ideal for young families. The garden itself offers a paved patio to the rear perfect for entertaining as well as lawns and planting borders. There is a timber shed and oil tank hidden by screening. There is a paved path to the rear of the house that runs around the side as well as newly installed fencing fencing that encloses the garden.





Floor 1

Approximate total area⁽¹⁾

743.57 ft²

69.08 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.