

2 St. Johns  
Meadow  
Metfield  
Harleston



# 2 St. Johns Meadow

## Guide Price £475,000

### The spacious & immaculate family home...

An immaculately presented, four-bedroom family home awaits at 2 St Johns Meadow in Metfield. The property is complemented by private gardens, a double garage, and off-road parking for up to four cars. Nestled against a large recreational green space, the house is peacefully situated in the heart of the village, accessible through a quiet cul-de-sac with the garage and parking located at the front. Upon entering through the storm porch, an inviting hallway welcomes you with large format tiles that extend into the kitchen and WC cloakroom. The hallway grants access to the main living areas and the stairs, which cleverly conceal storage compartments maximizing the under-stair space. The front-facing dual-aspect dining room provides ample space for eight diners and features wide laminate wood effect flooring. At the rear of the home, the stunning kitchen is equipped with a stylish range of grey shaker-style cabinets, sparkly worktops, and integrated appliances including a dishwasher, fridge/freezer, double oven, hob, and extractor. A water softener adds to the convenience, while a door leads to the conservatory with French doors opening onto the patio, offering delightful views of the private garden. The downstairs WC cloakroom is half-tiled and elegantly appointed with modern fixtures and a heated towel rail. The triple-aspect lounge spans the entire depth of the property, boasting laminate flooring and a fireplace which is currently sealed but could easily be reinstated to house a wood burner or open fire. Upstairs, three large double bedrooms and a single await, with bedroom two featuring fitted wardrobes and two windows, bedroom three is dual-aspect offers generous space, fitted wardrobes, and an airing cupboard housing the hot water tank, while the dual-aspect master bedroom offers scenic garden and village views and a stunning fully tiled ensuite shower room. This ensuite includes an oversized corner shower enclosure, basin, WC, and a heated towel rail. The family shower room matches the decor of the ensuite, with fully tiled walls and a spacious walk-in shower, stylish vanity unit with basin, WC, and a large heated towel rail. Bedroom four is a single/study with great views over the park.

Outside, the property boasts a large, sunny private garden to the side with a well-maintained lawn, hedge borders, and various flower, vegetable, and fruit areas, which incidentally kept the village shop stocked with tomatoes last summer! An attractive cobbled patio complements the garden, with a path around the garage leading to the utility area housing the oil tank. A small lawned area with raised veg beds sits to the rear. The double garage features two up-and-over doors, one of which is electric, ensuring convenience and storage space in the eaves. Additionally, the garage has power and light, and there are four parking spaces in front. A quiet green space behind the property is ideal for recreation, featuring a play area and a basketball hoop at the far end.

Metfield itself offers a cosy village atmosphere with a cafe, village hall, and a shop. It lies equidistant between the historic market towns of Halesworth and Harleston, both 15 minutes away by car, providing easy access to various amenities.

### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band D

Local Authority

Mid Suffolk

Council Tax Band D

EPC Rating D



Contact  
 01986 899532  
 enquiries@attikccc.co.uk  
 www.attikccc.co.uk



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 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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