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Skinner's Close,
Metfield, Suffolk

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ESTATE AGENTS

A superb opportunity to purchase this modern, three bedroom home situated in the ever popular village of Metfield offering the perfect balance of rural living within an active village community. The property owned from new by our vendor has been superbly maintained and offers well appointed accommodation with room to grow. Outside we find a larger than average garden with the house being set on the edge of this small development. Off road parking further benefits the home which is offered with no onward chain.

Accommodation comprises briefly:

- Entrance hall
- Cloakroom
- Kitchen/diner
- Sitting room
- First Floor Landing
- Three first floor bedrooms
- Bathroom
- Allocated parking
- Generous gardens

The Property

The front door opens into the entrance hall of this modern home with the attractive staircase leading to the first floor. An under stairs cupboard houses the oil fired boiler and doors open to all of the ground floor accommodation. The cloakroom with modern white suite is set to the left as we enter and directly ahead we step into the sitting room. This spacious room enjoys a window looking onto the rear gardens and a feature fireplace offers a cosy focal point. Back in the hall we pass the stairs and enter the kitchen/diner. perfect for family living and entertaining this bright room enjoys a window to the front and French doors at the rear lead out to the patio and gardens. The kitchen is fitted with a good range of base, wall and drawer units. An inset electric hob with extractor over and oven/grill under feature whilst space for a washing machine and fridge freezer are made. The sink is set below the window which enjoys a view to the front aspect. On the first floor you will find three bedrooms. The larger two set to the rear with the master bedroom boasting fitted wardrobes. A large airing cupboard is also found off the landing. Completing the accommodation the bathroom enjoys a fitted white suite offering a bath with shower over and screen, a wash basin set to a vanity unit and the WC.

Outside

To the front of the property there is a path leading to the front entrance and attractive private front garden area. To the rear we find the rear garden which benefits from the position of the plot and house providing an exceptional space for a house of its era. French doors lead from the kitchen/dining room onto the patio whilst the main expanse of the garden is laid to lawn. A path leads us over the lawns to the rear gate which gives access to a parking area with allocated parking and visitors spaces. A timber shed and oil tank are set to the foot of the garden.

Skinnners Close, Metfield





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 radiator central heating.
Mains electricity, water and drainage.
EPC Rating: C

Local Authority:

Mid Suffolk District Council

Tax Band: B

Postcode: IP20 0LT

Tenure

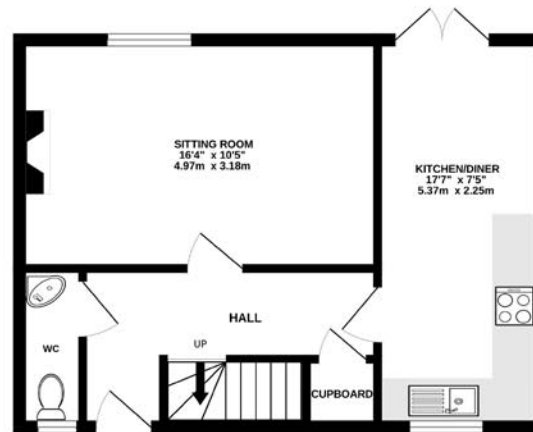
Vacant possession of the freehold will be given upon completion.

An annual service charge covers the upkeep of the shared parking area reported by our vendor at approx £230 per annum. As always we advise this is confirmed via your legal representative.

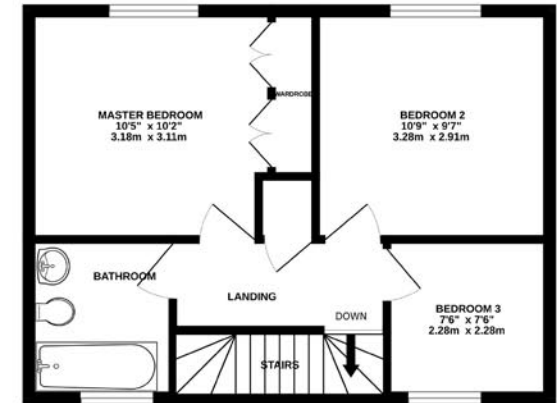
Agents' Note

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.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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Guide Price: £249,950

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Bungay	01986 888160
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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