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Phaenicia

Skinnners Lane, Metfield
Nr Harleston, Norfolk.

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**MUSKER
MCINTYRE**
ESTATE AGENTS



Offered to the market with no onward chain and situated in the picturesque village of Metfield, this detached bungalow offers spacious accommodation featuring two reception rooms, three bedrooms with an en-suite to the master bedroom and conservatory. The property sits on a generous plot of approximately 0.20 acres (sts) and benefits from ample driveway parking, single garage and attractive gardens with views from the front towards the church.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Sitting/Dining Room
- Kitchen
- Conservatory
- Master Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Bathroom
- Separate WC

Outside

- Single Garage
- Ample Driveway Parking with further parking available in the lay-by to the front
- Front and Rear Gardens
- Timber Shed, Summerhouse and Greenhouse
- Desirable Village Location
- Generous Plot of approximately 0.20 acres (sts)



The Property

The front door opens into the entrance hall with access into all the principal rooms. The spacious sitting room has an open fireplace with tiled mantel and surround and overlooks the garden to the rear. A sliding door opens into the conservatory which enjoys lovely views over the rear garden. The sitting/dining room is also a good size with a timber fire surround fitted with an electric fire and sliding patio doors from the dining area leading out to the rear garden. A sliding door opens into the kitchen, which can also be accessed from the hallway. The kitchen overlooks the front aspect and is well fitted with a range of matching wall, base and drawer units, ample work top space with stainless steel sink, ceramic hob and built-in double eye level oven. A door leads out to the side porch with floor standing oil fired boiler and external door to the side. The master bedroom overlooks the front aspect with a door into the well appointed en-suite comprising a fully tiled shower cubicle, WC, wash basin set in a vanity unit and heated towel rail. There are two further bedrooms, the larger of which has double doors opening into the conservatory. The bathroom comprises a panelled bath with shower over and pedestal wash basin and there is a separate WC.



Outside

The bungalow sits on a generous plot and is approached over a driveway providing parking and which leads to the single garage with a boarded loft space for extra storage. A lay-by at the front of the property offers extra parking if required. The front garden has views towards the church and is mainly laid to lawn and planted with shrubs and trees including a mature conifer. Access at the side of the bungalow leads to the attractive rear garden which is fully enclosed and mainly laid to lawn with a paved patio. Established borders are stocked with a variety of shrubs and a timber shed, summerhouse and greenhouse are included in the sale.

Location

The property is situated in the much sought after Norfolk/Suffolk border village of Metfield and within walking distance of the community-run village store. This charming village is located within close driving distance of the towns of Halesworth, Diss and Harleston and as well as the shop there is an active village hall. Harleston is a vibrant market town, filled with historic buildings and an impressive array of independent shops, doctor's surgery, post office, chemist, and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss benefits from a direct train line to London Liverpool Street in 90 minutes. The city of Norwich and the Suffolk coastline are both approximately a 30 minute drive.



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
Mains drainage, water and electricity are connected.
EPC Rating: E

Local Authority

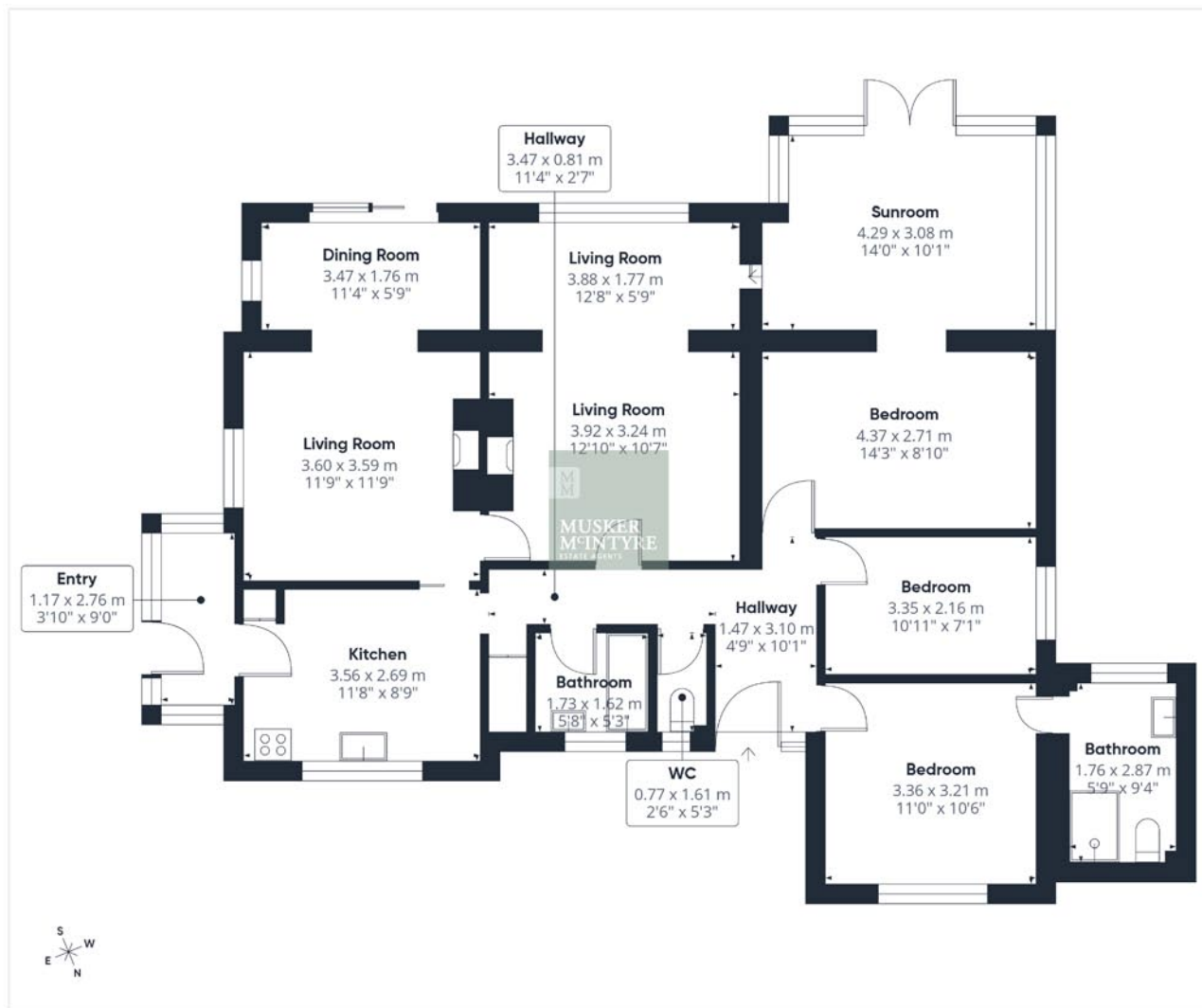
East Suffolk District Council
Tax Band: D
Postcode: IP20 0LH

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.

Tenure

Vacant possession of the freehold will be given on completion.



Approximate total area⁽¹⁾

112.4 m²
1210 ft²

(1) Excluding balconies and terraces

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

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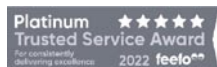
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

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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