



CLOVER COTTAGE
CHRISTMAS LANE, METFIELD, HARLESTON, IP20 0JY



A charming detached period cottage with annexe, recently refurbished throughout to a high standard.



The entrance porch opens into a bright and welcoming sitting room featuring a multi-fuel stove, dining area and a useful built-in cupboard housing the water softener. An inner hallway, currently used as a study area, leads off the sitting room and provides access to the first floor. The ground-floor bedroom overlooks the side aspect and benefits from an extensive range of fitted wardrobes and drawer units. The well-appointed kitchen enjoys views over the garden and is fitted with high-quality Wren shaker-style wall, base and drawer units, complemented by integrated Bosch appliances including an oven and combination microwave. A door from the kitchen opens onto the garden, while a further door leads to the bathroom, fitted with a bath and shower over, glazed screen, low-level WC, wash hand basin and fitted storage cupboards. The first floor comprises a generous double bedroom with two Velux roof windows, both fitted with electrically operated anti-heat shutters. A further bedroom also benefits from a Velux window with an internal blind and electric external anti-heat shutter and is served by an en-suite

bathroom.

Outside

A shingled driveway provides ample off-road parking, with additional parking to the front of the cottage. Gated side access leads to the oil tank and external oil-fired boiler. The beautifully maintained rear garden features mature borders, seasonal planting, a paved terrace and a sunny decked seating area. At the far end of the garden, a substantial outbuilding incorporates a glazed garden room with south-facing views towards the cottage, together with a well-insulated utility room/home office with power and water connected, and a useful garden store.

SERVICES

Oil Fired Central Heating (Grant external combi boiler)
Mains electric and water are connected.
Private Drainage - Bio Digester Treatment Plant

LOCAL AUTHORITY

Mid Suffolk District Council
Tax Band: C



3



2



2



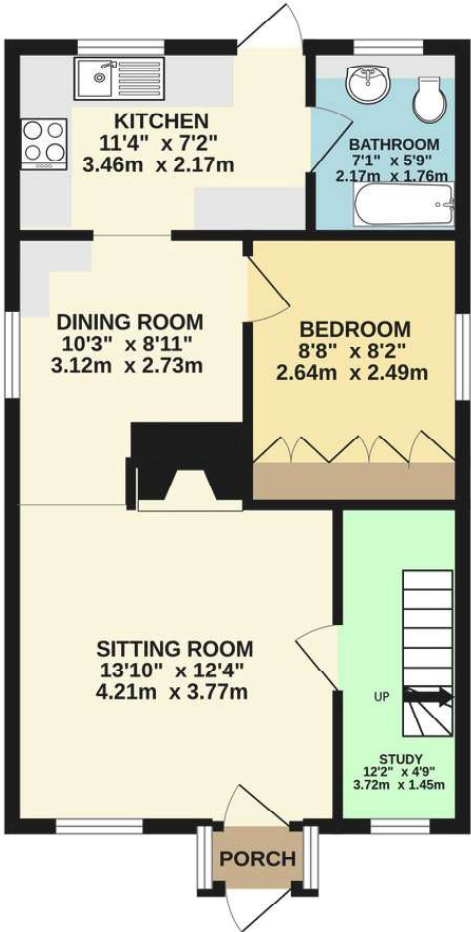
10 miles

EPC



FLOOR PLAN

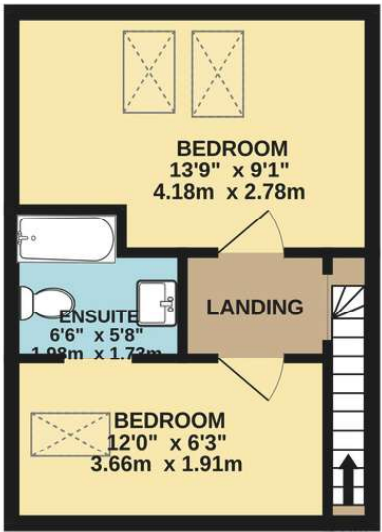
GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



LOCATION

Nestled within the charming rural village of Metfield, the property enjoys an enviable position just a short stroll from the village centre. Renowned for its strong sense of community, Metfield offers a range of local amenities including a community-owned village shop, village hall with bar and numerous weekly fitness classes, historic parish church and thriving allotment association. A new cafe has opened on the corner of Christmas Lane called The Little Farm Kitchen.

The surrounding countryside provides an idyllic backdrop, while the nearby market towns of Harleston, Bungay and Halesworth offer an excellent selection of independent shops, cafés, restaurants and everyday services. For commuters, the market town of Diss lies approximately 10 miles away and provides direct rail services to London Liverpool Street.

The cathedral city of Norwich, with its extensive shopping, cultural attractions, international airport and rail connections to destinations across the UK, is within easy reach. The stunning Suffolk Heritage Coast is also readily accessible, with the sought-after seaside towns of Southwold and Walberswick approximately 16 miles away, offering beautiful beaches, coastal walks and some of the region's finest dining and leisure opportunities.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.

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