

11 Skinners Close, Metfield - IP20 0LT

£280,000 - £290,000 Freehold

Beautifully presented and thoughtfully designed, this three-bedroom terrace home offers generous living space across two well-laid-out floors. Set in a quiet village location within easy reach of local amenities, the property features a welcoming entrance hall with ground floor WC, a modern kitchen with ample storage and worktop space, and a bright lounge/diner with a striking fireplace and French doors opening onto the rear garden. Upstairs, all three bedrooms are doubles and include built-in wardrobes, with the master also offering an en-suite shower room. Well insulated for year-round comfort, the home also benefits from a fully enclosed, low-maintenance garden with a patio, lawn and spacious shed, while one allocated parking spaces provide added convenience.

Location

Located in the rural village of Metfield, Skinners Close offers a peaceful setting surrounded by open countryside and a strong sense of community. Just a short stroll from the village shop, the area provides day-to-day convenience while retaining its quiet charm. Nearby market towns such as Harleston and Halesworth offer a broader selection of shops, cafes, schools and other amenities, along with excellent road links. Ideal for those who enjoy the outdoors, the surrounding landscape is dotted with walking and cycling routes, making it a great base for exploring the Suffolk countryside.



Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Approx. £150 annual maintenance fee due around September for shared parking areas

Heating system- Oil Central Heating

Council Tax Band- C



Skinner's Close, Matfield

Step into the bright and welcoming entrance hall, where smart tiling adds a sense of polish and practicality. A convenient under-stairs storage cupboard helps keep the space organised, and a ground-floor WC is ideally positioned for guests or everyday use, setting a high standard for the rest of the home.

From here, move into the generously sized kitchen, designed with both function and style in mind. Modern fitted units offer ample storage, complemented by extensive counter space and a tiled splashback that adds a clean, contemporary finish. An electric hob and oven provide the core of the cooking space, while plumbing is in place for a washing machine, making the space as practical as it is attractive.

To the rear, the bright and spacious lounge/diner is perfect for both relaxing and entertaining. With soft carpeting underfoot, this room is enhanced by statement pendant lighting, a characterful fireplace, and plenty of room to accommodate both a dining area and lounge furnishings. French doors allow natural light to flood in while offering direct access to the garden—ideal for enjoying indoor-outdoor living.

Upstairs, the landing hosts a cupboard housing the boiler and leads to three well-proportioned double bedrooms. The master bedroom has its own en-suite shower room, finished with tiled walls and flooring, as well as a built-in wardrobe. Both additional bedrooms also include fitted wardrobes.

The family bathroom serves the remaining rooms and includes a fully tiled design, a panelled bath with a shower over, and a practical vanity unit with integrated basin storage.

The home is double glazed and exceptionally well insulated throughout, ensuring comfort and efficiency in every season.

Outside, the property boasts a fully enclosed rear garden that's both attractive and low maintenance. A paved patio area is perfect for outdoor seating or summer dining, with a lawned section, mature planting, and a generous garden shed providing extra storage or workspace.

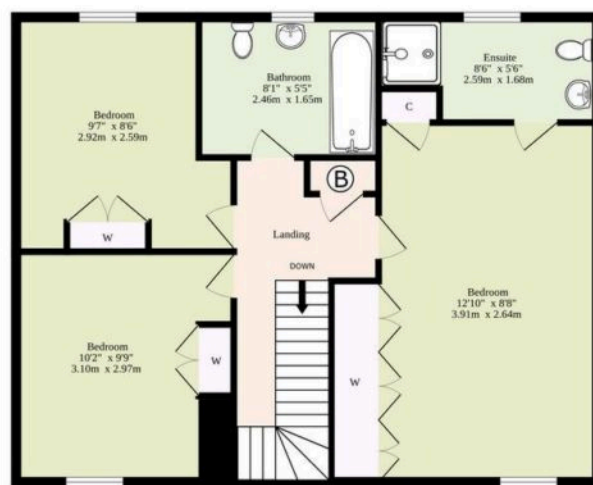
The property includes one allocated parking space in a private car park, along with a few additional visitor spaces available.



Ground Floor
524 sq.ft. (48.7 sq.m.) approx.



1st Floor
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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