

A modern, two-bedroom semi-detached house, located in the well regarded village of Metfield, near Harleston in the Waveney Valley.

Guide Price
£185,000 Freehold
Ref: P7731/J/MC

6 St Johns Meadow
Fressingfield Road
Metfield
Suffolk
IP20 0LY



Kitchen/dining room and 13'3 sitting room.
Two bedrooms and bathroom.
Gardens to the front and rear.
Carport and driveway.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property is located in the well-served village of Metfield with its community run village store and St John The Baptist Church, as well as the old World War II airfield site which is now 'Winks Meadow' (managed by Suffolk Wildlife Trust) and The Family Millennium Woodland. Mendham, 2 miles away, is famous for its links with the artist Sir Alfred Munnings, and there is a pub of the same name. Wortwell is a little further on, also with a pub, The Bell, both serving food.

Harleston is approximately 4 miles with Bungay 9 miles and Halesworth some 8 miles, which benefits from a branch line rail service. All are thriving market towns with many historical buildings and an excellent range of independently owned shops along with supermarkets, doctors, dentists and veterinary surgeries, as well as primary and secondary schools. Harleston has two hotels, a number of cafes, restaurants and pubs. Diss, which is 11 miles to the west benefits from Tesco, Morrisons, Aldi and Lidl supermarkets together with a mainline rail service linking Norwich and London. The popular coastal town of Southwold with its shops, pubs, restaurants and the renowned Adnams Brewery is a 30 minute drive away.

Description

Believed to have been built approximately 30 years ago, 6 St Johns Way is a modern, semi-detached house located in the centre of the village of Metfield that enjoys a lovely position overlooking the playing fields. Whilst the property has been let in recent years, the vendors have maintained it to a good standard and have recently redecorated and recarpeted in areas.

A driveway to the front of the property leads to a pair of side hung white gates that open into the carport. From here there is the front door which opens into the 13'3 sitting room with window overlooking the playing fields and staircase rising to the first floor landing. To the rear of the property is a kitchen/dining room, which benefits from tiled flooring throughout and is fitted with a matching range of units with wood effect worksurfaces. There are also a number of integrated appliances fitted including a slimline dishwasher, fridge freezer, electric oven and hob together with recess and plumbing for a washing machine. The kitchen also accommodates the wall mounted oil-fired boiler. A window overlooks the rear garden and fully glazed French doors open onto the patio area, and provide plenty of light.

The staircase from the sitting room rises to the landing which offers access to the two bedrooms and the bathroom. The principal bedroom measures approximately 10'7 and benefits from a large built-in wardrobe cupboard together with a window on the front elevation that enjoys views across the playing fields. The second bedroom is approximately 11'4 and overlooks the garden at the rear, whilst the bathroom offers a bath with electric mixer shower over, WC and handwash basin.

There is also an area of garden to the front of the property that is laid to grass for ease of maintenance together with a border that immediately adjoins the front of the property. The front garden also includes an established cherry tree. The driveway and carport are sufficiently large enough to offer parking for two vehicles, and there is a very private, westerly facing, fully enclosed garden at the rear, that enjoys the sun during the second half of the day.











6 St Johns Meadow, Metfield

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft

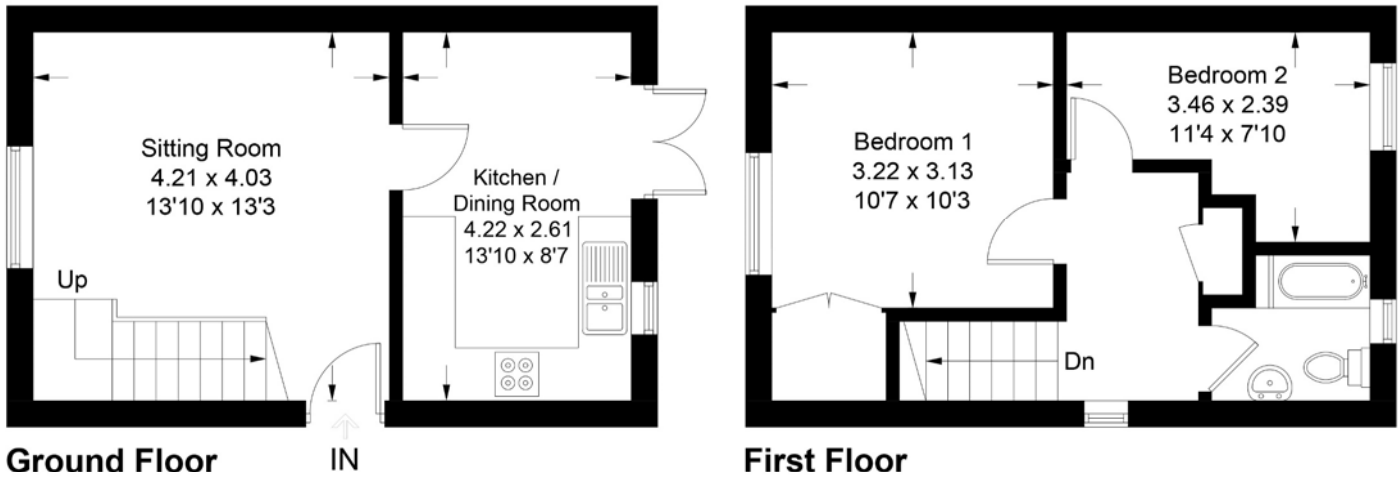


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243899)

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (copy available upon request).

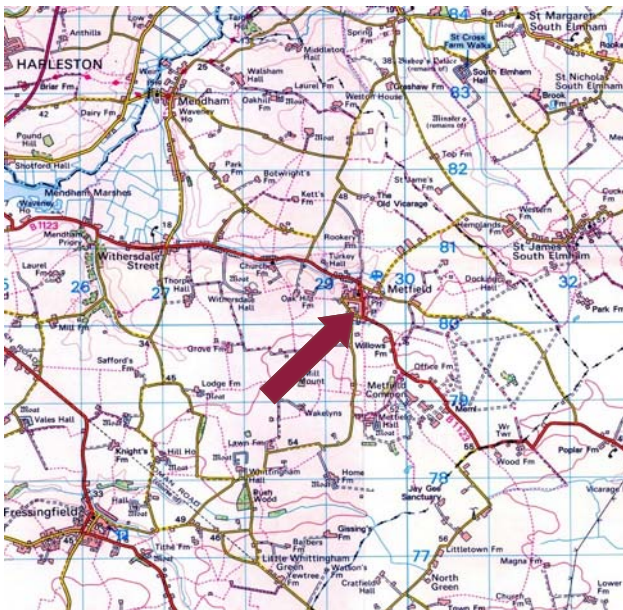
Council Tax Band B; £1,676.45 payable per annum 2025/2026.

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

September 2025



Directions

From the agent's office, head south-west along Bridge Street and continue on the B1116 towards Fressingfield. Follow the road before taking the turning onto Roman Road. Continue before turning right onto Wood Lane. Proceed and then turn right, followed by another right-hand turn. Continue along this road before turning left and then immediately right. Turn left again and then left onto Fressingfield Road itself. Continue for a short distance before turning left into St Johns Meadow, where Number 6 will be found on the left hand side.

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