



Clover Cottage

Christmas Lane | Metfield | Harleston | IP20 0JY

Guide Price £425,000

DURRANTS
SINCE 1853

Key features

- Three Bedrooms
- Two Bathrooms
- Refurbished Throughout
- Non-Over Looked Garden
- Village Setting
- Wood Burner
- The Old Forge
- Sitting Room & Dining Room
- Annexe/Outbuilding
- Character & Charm

Description

A charming detached period cottage with annexe/studio, recently renovated throughout to a high standard.



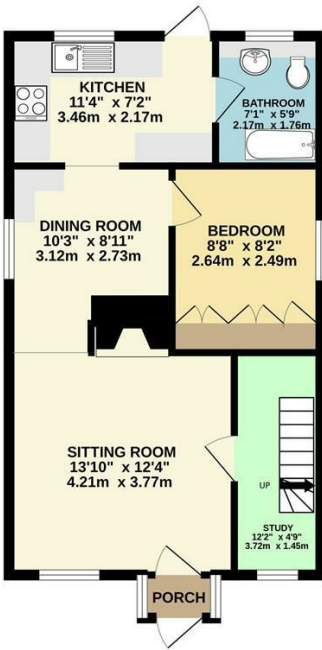
Directions



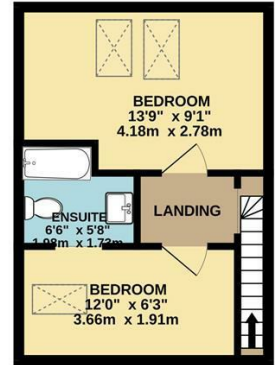


Floor plans

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



1ST FLOOR
266 sq.ft. (24.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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