

JENNIE JONES

EST. 1993

ESTATE AGENTS



MEADOWSIDE HOUSE

Cratfield | Suffolk

MEADOWSIDE HOUSE, BELL GREEN, METFIELD. IP19 0DL

Halesworth – 5.5 miles
Laxfield – 2.5 miles
Framlingham – 10 miles
(All distances approx.)

- Entrance Hall ● Cloakroom ● Sitting Room ● Dining Room ●
- Kitchen ● Utility Room ● Three Bedrooms ●
- Ensuite to Master ● Family Bathroom ●
- Gardens Front & Rear ● Garage & Off Road Parking ●

The Property

Meadowside House is a superbly built, detached modern home in the style of a traditional Suffolk barn. Completed in 2014, the house offers well-balanced living space arranged over two floors and is finished to a high standard throughout.

The ground floor features two excellent reception rooms: a dual-aspect sitting room with wood-burning stove and French doors leading out to the garden, and a spacious dining room with its own set of doors to the rear patio — perfect for entertaining in the summer months.

The kitchen is well fitted with a range of integrated appliances including an oven, hob, microwave and dishwasher. A separate utility room offers space for laundry and additional storage, and there's also a cloakroom off the hallway.

Upstairs, a wide and bright landing leads to three double bedrooms. The master bedroom has a stylish en-suite shower room, and there's a contemporary family bathroom with both a bath and a separate walk-in shower.

The home is heated via an efficient air source heat pump and is fully double glazed.

Outside The property is approached via a shared gravelled driveway with parking available in front of the house. The front garden is mainly lawned with flower borders and a central path leading to the front door.

To the rear is a generous garden, enclosed by mature hedging and

Stylish modern barn-style home with generous living space, beautiful garden, and tranquil village setting



fencing. There's a large paved patio area, lawn, and space for seating and planting. It's an ideal spot for alfresco dining or quiet relaxation.

Location

Cratfield is a peaceful and unspoilt village surrounded by beautiful Suffolk countryside. There is a thriving village community and a number of attractive walks and cycle routes on the doorstep.

The nearby towns of Halesworth, Laxfield and Framlingham offer a wider range of amenities including shops, pubs, schools, and leisure facilities. The stunning Suffolk Heritage Coast, with the popular coastal towns of Southwold and Aldeburgh, is also within easy reach.

Services

Mains water, drainage & electricity

Air source heat pump heating Underfloor heating (ground floor), radiators (first floor)

Double glazing throughout

Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band: D

EPC Rating

C





Approximate total area[®]

129.51 m²

Reduced headroom

1.23 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



JENNIE JONES

EST. 1993

ESTATE AGENTS

Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com

01728 605511

All enquiries:

saxmundham@jennie-jones.com



Scan the QR code to
watch our video tour

rightmove

OnTheMarket

The Property
Ombudsman