



**Timaru The Street, Metfield Harleston IP20 0LB**



***welcome to***

**Timaru The Street, Metfield Harleston**

Individually designed with the utmost attention to detail, we are delighted to offer this impressive New Build Home. 'Timaru' makes no compromise, boasting an impressive 2049 sq.ft (sts) of superbly finished accommodation, situated in the heart of the picturesque village of Metfield.



Renowned for their individual design, attention to detail and superbly positioned sites, we are delighted to offer this impressive New Build McNaughton Home. Boasting an un-compromised 2049 sq.ft (sts) of superbly finished accommodation, situated in the heart of the picturesque village of Metfield on the Norfolk/Suffolk border the property offers a superb opportunity. This spacious, four double bedroom property boasts two reception rooms, most impressive kitchen/dining room finished with an extensive range of high end units and appliances whilst the dining area opens via two set of doors onto the garden, a separate utility & cloakroom feature along with an oversized, internally accessed garage. On the first floor four double bedrooms and three bathrooms (two being en-suite) provide the perfect space for family life and guests alike, the impressive master bedroom is accessed via the dressing room and enjoys the views over the rear gardens and toward the meadow views beyond. Outside the frontage offers an extensive parking area leading to the garage whilst at the rear the patio terrace leads from the dual aspect doors in the dining area and looks onto the surprisingly generous garden and views to the rear.

### **Entrance Hall**

### **Cloakroom**

### **Sitting Room**

15' 2" x 13' 3" ( 4.62m x 4.04m )

### **Kitchen/Dining Room**

24' 4" x 13' 10" ( 7.42m x 4.22m )

### **Utility Room**

8' 2" x 5' 6" ( 2.49m x 1.68m )

### **Snug/Study**

12' 2" x 9' 11" ( 3.71m x 3.02m )

### **Landing**

### **Bedroom One**

16' 3" x 13' 11" ( 4.95m x 4.24m )

### **Dressing Room**

### **En-Suite Bathroom**

### **Bedroom Two**

14' 2" max x 12' 3" max ( 4.32m max x 3.73m max )

### **En-Suite Shower Room**

### **Bedroom Three**

12' 3" x 10' ( 3.73m x 3.05m )

### **Bedroom Four**

11' 3" x 9' ( 3.43m x 2.74m )

### **Family Bathroom**

### **Integral Garage**

20' 4" x 11' 11" ( 6.20m x 3.63m )



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## **Timaru The Street, Metfield Harleston**

- Individually Designed New Build Home
- Superb Village Location on Norfolk/Suffolk Border
- Four Double Bedrooms - Two En-Suite Bathrooms
- Two Reception Rooms
- Family Kitchen/Dining Room

Tenure: Freehold EPC Rating: Exempt

**£599,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BGY107021 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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