



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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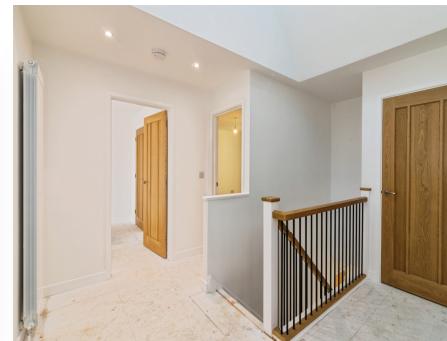
welcome to

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



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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