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*The Street,*  
Metfield, Harleston

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MUSKER  
McINTYRE  
ESTATE AGENTS



Harleston - 4.8 miles

Diss - 14.1 miles

Norwich City - 21.4 miles

Southwold & The Coast - 16.6 miles

**Situated in the heart of the picturesque village of Metfield on the Norfolk/Suffolk border we are delighted to offer this imposing, spacious, four double bedroom, newly built home. McNaughton Homes are renowned for their individual design, attention to detail and superbly positioned sites, 'Timaru' makes no compromise and boasts an impressive 2049 sq.ft (sts) of accommodation boasting two reception rooms, impressive kitchen/dining room, utility & cloakroom, oversized garage, four bedrooms and three bathrooms. Outside the frontage boasts a large parking area leading to the garage whilst at the rear the patio terrace leads from the dining area looking onto the generous garden and views to the rear.**



Computer Generated Front Image

## Property

Stepping through the front door of this individually designed home the scale and standard of finish are instantly apparent. Our stairs rise to the first floor where the spacious landing is flooded with natural light from a large skylight set to the vaulted ceiling. To our right we find the first of the rooms, the snug/study is ample space to serve as formal dining room or a superb second reception room or work space. Back in the hall attractive tiled flooring runs through to the kitchen dining room bringing continuity and enhancing the feeling of space throughout. On our left a door opens to the garage & cloakroom and we pass the under stairs cupboard. From here we enter the sitting room and kitchen dining room. The sitting room boasts superb proportions and enjoys a view over the patio terrace and rear garden. The sitting room flows open plan into the kitchen dining room making the two impressive rooms perfect for busy family life and entertaining alike. The kitchen dining room is exceptional! French doors and a full wall of sliding doors both open to the patio allowing the inside and outside to flow seamlessly in the summer months. In the kitchen we find a bespoke range of fitted units complemented by a full range integrated appliances, a window over the sink enjoys the garden and views beyond whilst a door leads into the utility room providing space for our laundry appliances. A door from here opens to outside. On the first floor the delightful landing leads to all of the bedrooms and family bathroom. The first two impressive double rooms are set to the right and enjoy fitted wardrobes whilst the family bathroom is set to the centre of the house boasting a bath, separate shower, wash basin and w/c. Set to the front we find the generous guest bedroom enjoying its own en-suite shower room whilst at the rear we enter the master suite via the dressing room where space is made to fit a complement of wardrobes or use as is. The dressing room opens to the vast master bedroom which in turn leads to the en-suite bathroom where bath, shower, sink and w/c are found.



## Outside

Approaching this imposing home from The Street we are welcomed by the extensive driveway offering an abundance of parking and turning space whilst leading to both the garage and front door of the home. The driveway is set to be laid to shingle set within grid matting to help manage the space and reduce maintenance. Planted beds will surround the space and mix of hedging and timber fences will form the boundaries. At the rear we step from the dining area via French Doors and a full wall of patio doors onto the paved patio terrace. The garden offers a superb space for a new owner to create an exceptional garden.

## Location

The property is situated in the centre of the semi-rural Norfolk/Suffolk border village of Metfield, this ever popular village enjoys a community run shop and active village hall whilst being located within close driving distance of the towns of Halesworth, Diss and Harleston. Harleston is a vibrant market town, filled with historic buildings and an impressive array of independent shops, doctor's surgery, post office, chemist, and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss benefits from a direct train line to London Liverpool Street. The city of Norwich and the Suffolk coastline are both approx 30 mins drive.



## Fixtures & Fittings

The property will be offered at the early stages with a choice of finishes, carpets are not included within the asking price but the developer will accommodate a purchasers carpet fitters or offer the services of their preferred supplier.

## Services

Air source heating.  
Mains drainage, water and electricity.  
EPC Rating: TBA on completion

## Local Authority:

Mid Suffolk Council  
Tax Band: TBA  
Postcode: IP20 0LB

## Tenure

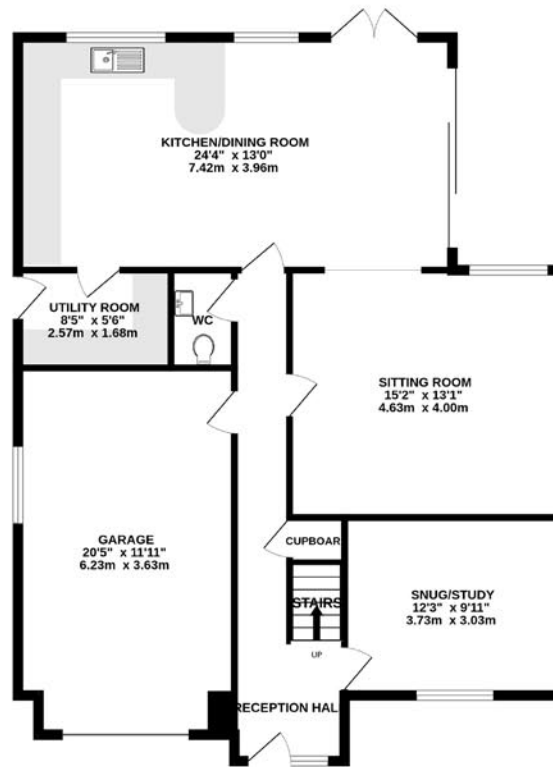
Vacant possession of the freehold will be given upon completion.

## Agents' Note

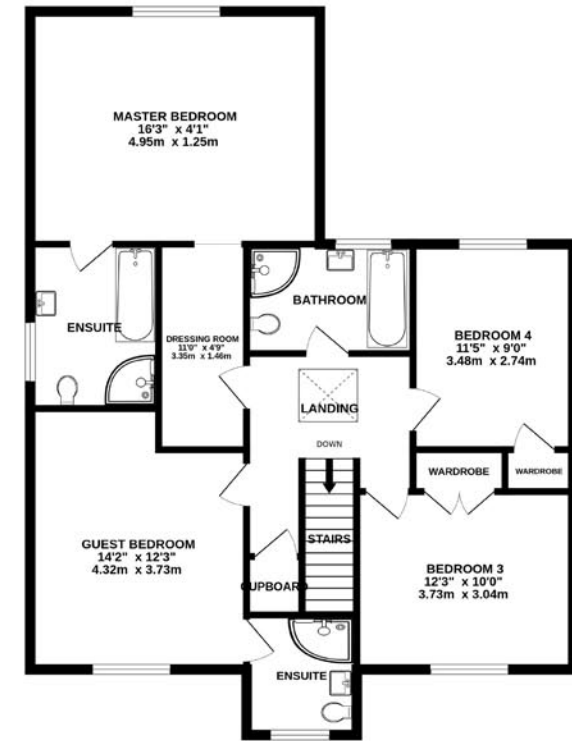
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £635,000**

GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 2049 sq.ft. (190.4 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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