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Metcalf Road, Rackheath, NR13 6UE

A stylish three-story home with garage and landscaped garden

£375,000 FREEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

Metcalf Road, Rackheath, NR13 6UE

Built in 2021, this stylish semi-detached home on Metcalf Road offers flexible accommodation across three floors, including three double bedrooms, a study, two reception areas, an open-plan kitchen/dining/sitting room, two bathrooms, a ground floor WC and a professionally boarded loft for useful storage. The ground floor features an entrance hall with storage, a separate study and WC, plus a spacious open-plan kitchen, dining and sitting room with fitted cabinetry, integrated appliances and double doors opening onto the garden.

The first floor offers a versatile sitting room and principal bedroom with en-suite shower room. The top floor provides two further double bedrooms and a family bathroom.
Outside, a driveway leads to a single garage with an up-and-over door, power and lighting. The landscaped rear garden features a lawn and two patio areas, with its west-south-west-facing aspect offering potential for afternoon and early-evening sunshine.

Situated between Rackheath and Sprowston, the property benefits from amenities in both areas and convenient road links to Norwich and the wider Norfolk area. Combining modern construction, stylish presentation, flexible living space and practical storage and parking, this is an appealing contemporary home.



"Facing west-south-west, it is well placed to enjoy afternoon and early-evening sunshine"



- **Modern semi-detached home, built in 2021**
- **Flexible accommodation arranged over three floors**
- **Three double bedrooms**
- **Spacious open-plan kitchen, dining and sitting room**
- **Stylish fitted kitchen with integrated appliances**
- **Separate study and ground floor WC**
- **First-floor sitting room and principal bedroom with en-suite**



Location

Metcalf Road is situated in Rackheath, close to Sprowston and within easy reach of Norwich. Rackheath offers a convenience store, pharmacy, primary school and local pubs, while nearby Sprowston provides supermarkets, shops, cafés, restaurants, leisure facilities and healthcare services.

The Broadland Northway offers convenient road links around Norwich, towards the A47 and Norwich Airport. Norwich city centre provides extensive shopping, dining and cultural attractions, while the nearby Norfolk Broads offer opportunities to enjoy walking, boating and the countryside.

Combining local amenities, city access and nearby countryside, this is a convenient location for a range of buyers.











Outside

Outside, the front of the property provides driveway parking and access to a single garage, fitted with an up-and-over door, power and lighting.

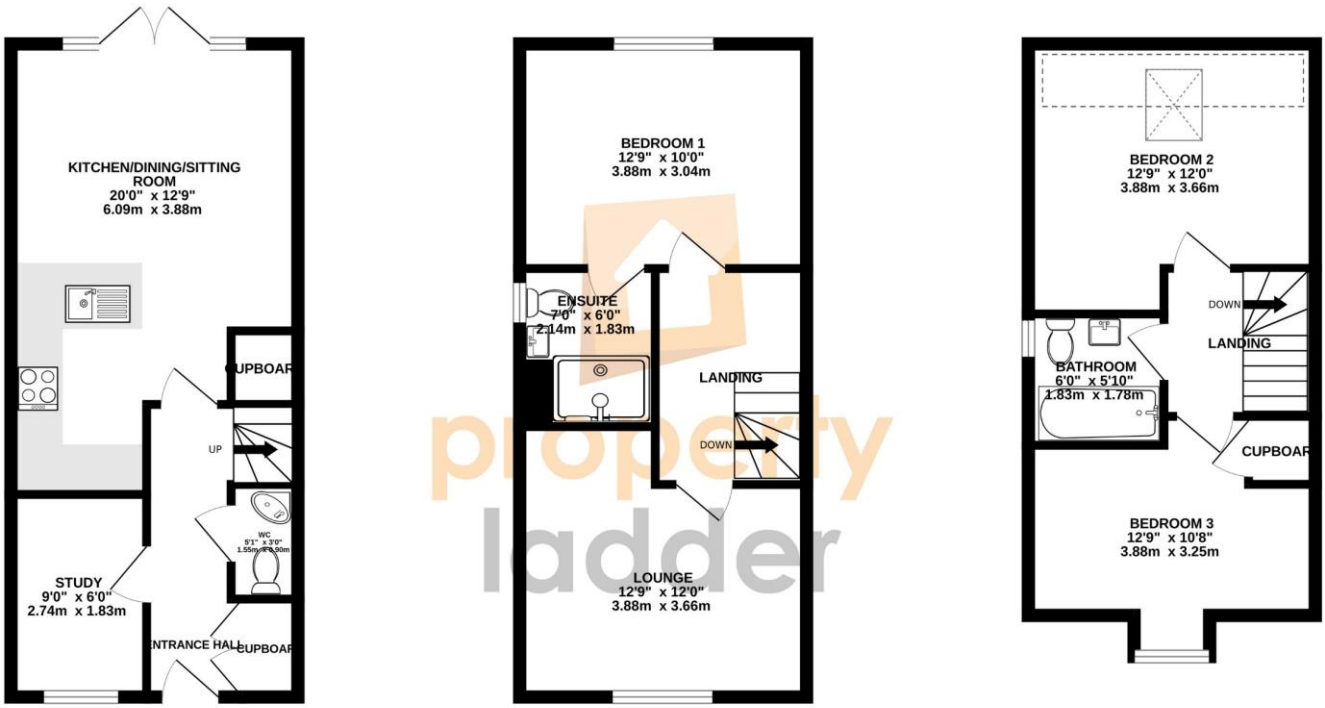
The rear garden has been landscaped to create an attractive and practical outdoor space, with two well-positioned patio areas and a lawn. Facing west-south-west, it is well placed to enjoy afternoon and early-evening sunshine, weather permitting.

Situated on the borders of Rackheath and Sprowston, the property enjoys access to the amenities of both areas, together with convenient road links towards Norwich and the wider Norfolk area.

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.

2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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

Full EPC available upon request



Council Tax Band: D

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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