



Gallard Way, Rackheath - NR13 6UJ



Gallard Way

Rackheath, Norwich

Built in 2023 this HIGHLY ENERGY EFFICIENCY and COST EFFECTIVE TO RUN home enjoys close to 1000 Sq. ft (stms) of accommodation. With a WELL KEPT INTERIOR, landscaped gardens and perfect position, this SEMI-DETACHED TOWNHOUSE is perfect for a growing family. The ground floor features FANTASTIC STORAGE, with a versatile study/bedroom including FIBRE INTERNET to the property, and a convenient W.C, while the heart of the home is undoubtedly the OPEN PLAN 19' KITCHEN/FAMILY ROOM. Sleek and functional, the kitchen comes FULLY EQUIPPED with INTEGRATED APPLIANCES, making meal prep a breeze. Ascend to the first floor and discover the bright SITTING ROOM and THREE GENEROUSLY PROPORTIONED BEDROOMS over the top two floors. An EN SUITE leads off the main bedroom, with a family bathroom on the top floor. Step outside into THE GREAT OUTDOORS, where this home truly shines. The garden is a GREAT SIZE, creating a sanctuary of tranquillity, with the enclosed timber panelled fencing and a patio area which stretches across the rear of the property, beckoning you to enjoy al fresco dining or simply soak up the sunshine.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2023 Built Modern Townhouse
- Highly Energy Efficient & Cost Effective to Run
- Close to 1000 Sq. ft (stms) of Accommodation
- Ground Floor Study/Bedroom & W.C
- Open Plan 19' Kitchen/Family Room
- Kitchen with Fully Integrated Appliances
- First Floor Sitting Room
- Three Double Bedrooms

The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. Within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

SETTING THE SCENE

With a well stocked and planted front garden, a hard standing tandem driveway sits to the side of the property with gated access to the rear garden and a hard standing footpath leading through an entrance door. Visitor parking can be found opposite in a lay-by, whilst the property enjoys a tucked away position on a brick weave side road within this modern development.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring for ease of maintenance with stairs rising to the first floor landing and doors leading to the main ground floor living space. A useful built-in double storage cupboard can be found to your right hand side, offering space for coats and shoes with a wall mounted heating thermostat. The first door on your left as you enter is the main is the ground floor study with a front facing window and continued with wood effect flooring underfoot. A convenient W.C sits opposite with a white two piece suite including tiled splash-backs. The main part of the ground floor is laid out as an open plan kitchen/family space which complements the first floor sitting room. The kitchen area offers a U-shape arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven with glass splashback and an extractor fan above, with under-cupboard lighting running around the work surface and further integrated appliances including a fridge freezer, washing machine and dishwasher. Wood effect flooring continues underfoot with ample space for soft furnishings and a dining table whilst a useful cupboard can be found under the stairs providing storage. Full height windows and French doors lead out onto the rear garden and patio creating a fantastic open plan vista during the summer months.

Heading upstairs to the first floor landing, stairs rise to the first floor with doors leading to the main bedroom and living space. The sitting room sits at the front of the property offering a versatile room which could become a bedroom if required with fitted carpet underfoot. The main bedroom enjoys garden views with fitted carpet and a large window to the rear. A private en suite leads off with a white two piece suite including a double shower cubicle with thermostatically controlled shower and tiled splash-backs.

The top floor provides access to two further double bedrooms, both finished with fitted carpet and the front facing bedroom including a built-in cupboard for storage. The family bathroom is presented in immaculate condition with the white three piece suite including tile splash-backs and wood effect flooring underfoot.

FIND US

Postcode : NR13 6UJ

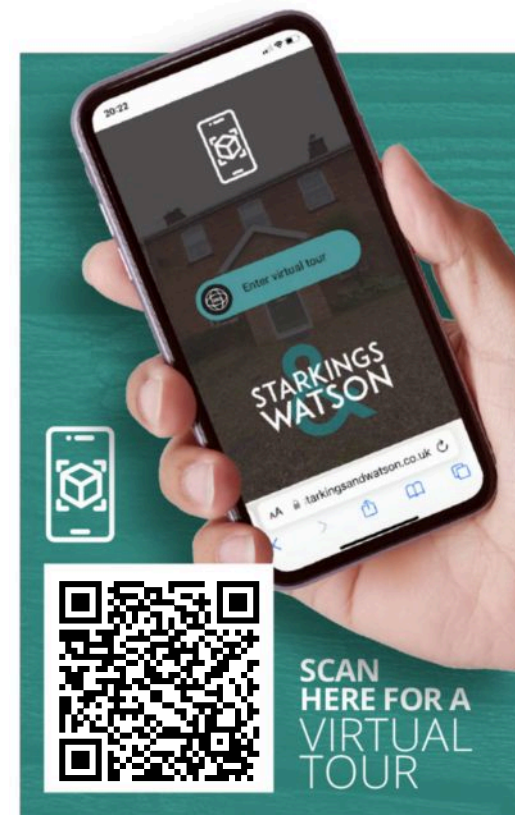
What3Words : ///shorts.beans.club

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

An annual service charge is due for the upkeep of communal grounds on the development.

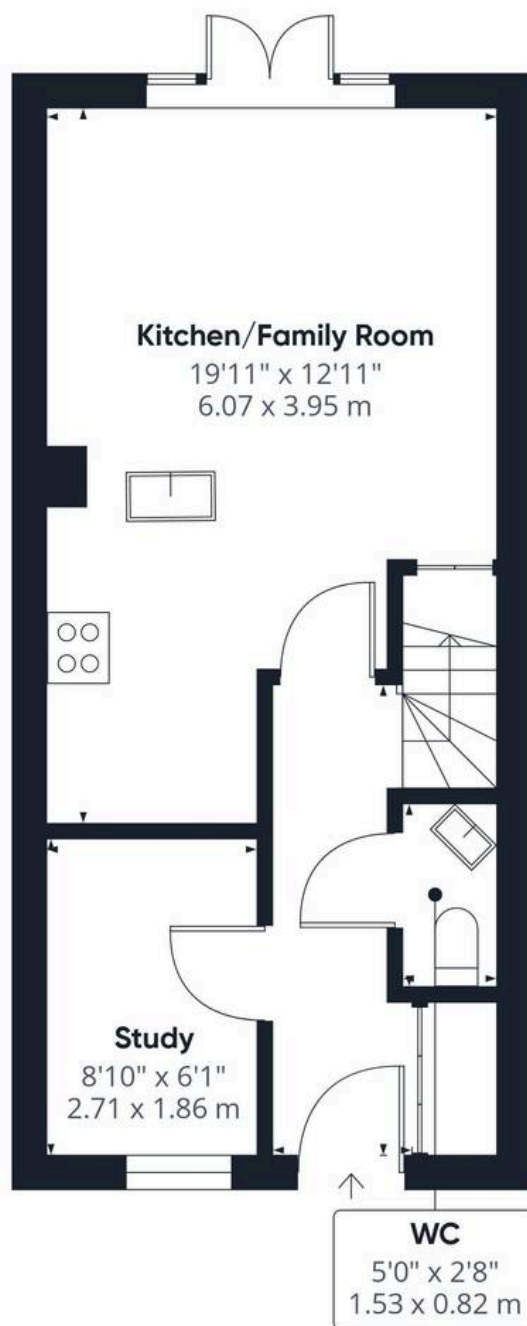




THE GREAT OUTDOORS

Of generous proportions, the garden includes enclosed timber panelled fencing and a patio area which sweeps across the rear of the property, leading seamlessly from the kitchen French doors. A timber gate leads to the driveway with a timber built shed offering storage. Raised beds are ideal for planting and split the patio and lawn areas of the garden.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

996 ft²
92.5 m²

Reduced headroom

47 ft²
4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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