



Metcalf Road, Rackheath - NR13 6UE



Metcalf Road

Rackheath, Norwich

NO CHAIN. Presenting this strikingly designed 2024 built semi-detached TOWNHOUSE, boasting IMMACULATE PRESENTATION and beautifully landscaped GARDENS. As you step through the hall entrance, you are greeted with a convenient W.C for guests. The kitchen features SLEEK CABINETRY and comes EQUIPPED with INTEGRATED APPLIANCES, perfect for culinary enthusiasts. The SITTING ROOM exudes elegance with a WALK-IN BAY window and FRENCH DOORS - creating a LIGHT and BRIGHT feel. Upstairs, THREE BEDROOMS are found on the first floor, each providing ample space for relaxation. The FAMILY BATHROOM sits adjacent with a SHOWER over the bath, whilst the TOP FLOOR is dedicated to the MAIN DOUBLE BEDROOM with ample space for BUILT-IN WARDROBES, whilst a PRIVATE EN SUITE SHOWER ROOM leads off. The meticulously LANDSCAPED GARDENS provide a tranquil setting for al fresco dining or morning coffee. A perfect backdrop for hosting gatherings or enjoying private moments, the outdoor space creates a seamless extension of the home's inviting interiors.

Council Tax band: D

Tenure: Freehold

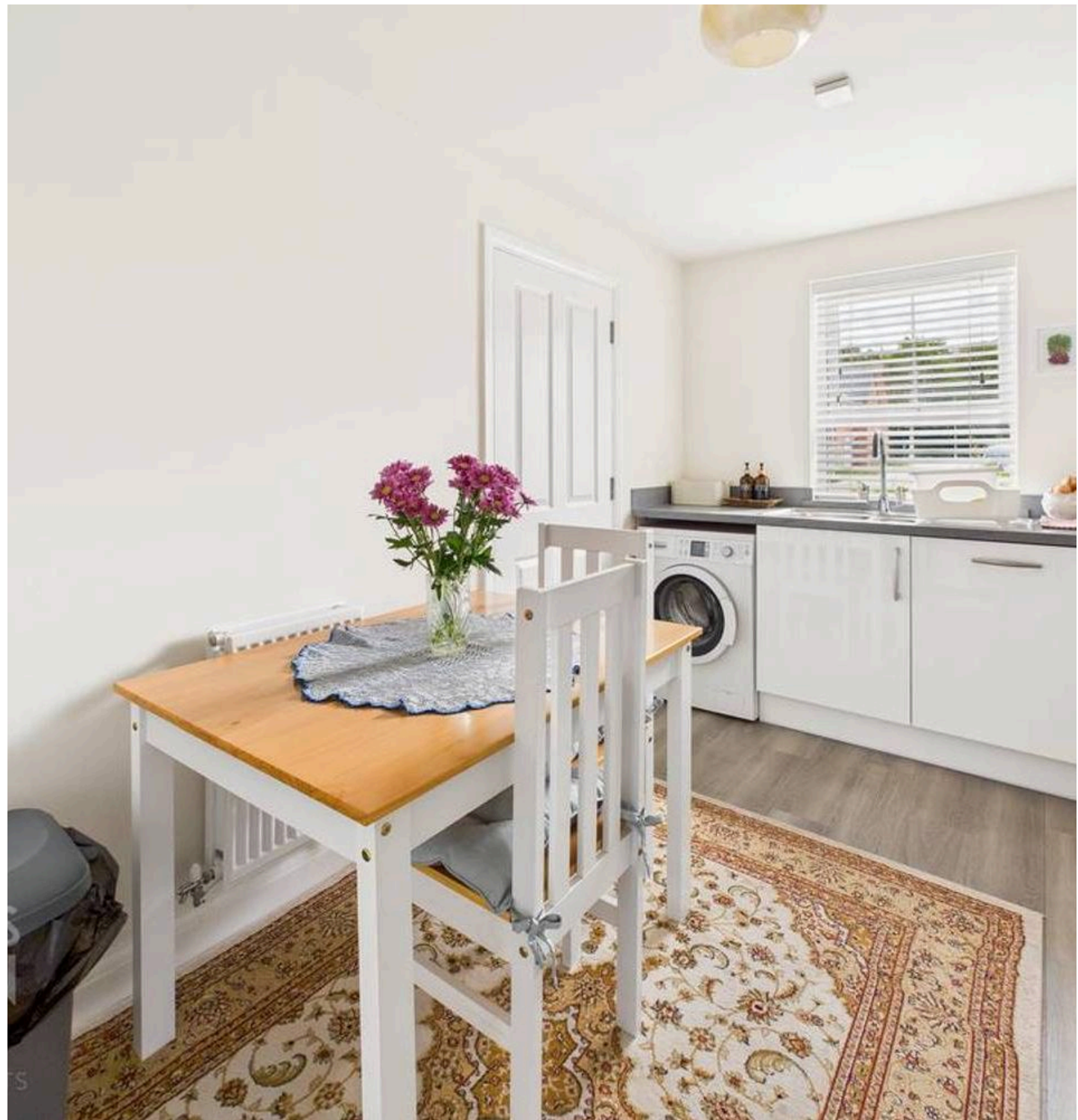
EPC Energy Efficiency Rating: B

- No Chain!
- 2024 Built Semi-Detached Townhouse
- Immaculate Presentation & Landscaped Gardens
- Hall Entrance with W.C
- Kitchen with Integrated Appliances
- Sitting Room with Walk-in Bay & French Doors
- Four Spacious Bedrooms
- Tandem Driveway Parking

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

Approached by a low maintenance front garden, a tandem driveway offers off road parking for several vehicles, with gated access to the rear garden and a hard standing footpath to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meeting space with wood effect flooring underfoot, while stairs rise to the first floor landing and doors lead to the living and kitchen accommodation. A ground floor W.C sits adjacent with a white two piece suite including tiles splash-backs and wood effect flooring underfoot. The kitchen offers a u-shape arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric oven, with matching upstands running around the work surface and integrated appliances including a fridge freezer, dishwasher and washing machine. Ample space is provided for a dining table whilst wood effect flooring continues from the hall entrance, and under cupboard lighting is installed, with the gas fired central heating boiler tucked away to one corner. The main living space includes an open plan sitting/dining room to the rear, with fitted carpet underfoot, built-in understairs storage cupboard and walk-in bay style area with full height windows and French doors leading out to the rear garden.

Heading upstairs, the first floor landing is finished with fitted carpet and a built-in double airing cupboard with doors leading to three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The family bathroom also sits on the landing with a white three piece suite including tiled splash-backs, wood effect flooring and a thermostatically controlled shower with glazed shower screen over the bath.

The top floor includes further storage with a door taking you to the main bedroom accommodation with twin rear facing velux windows providing excellent natural light with fitted carpet underfoot, and a useful recess offering potential for built-in wardrobes if required. A door leads off to a private en-suite also enjoying a light and bright feel with a white three piece suite including a double shower cubicle with a thermostatically controlled shower, tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR13 6UE

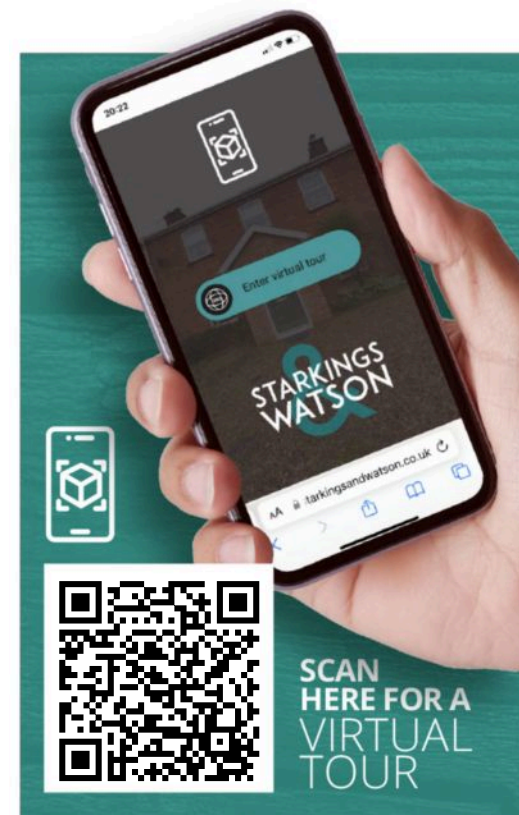
What3Words : ///ripe.lifts.cope

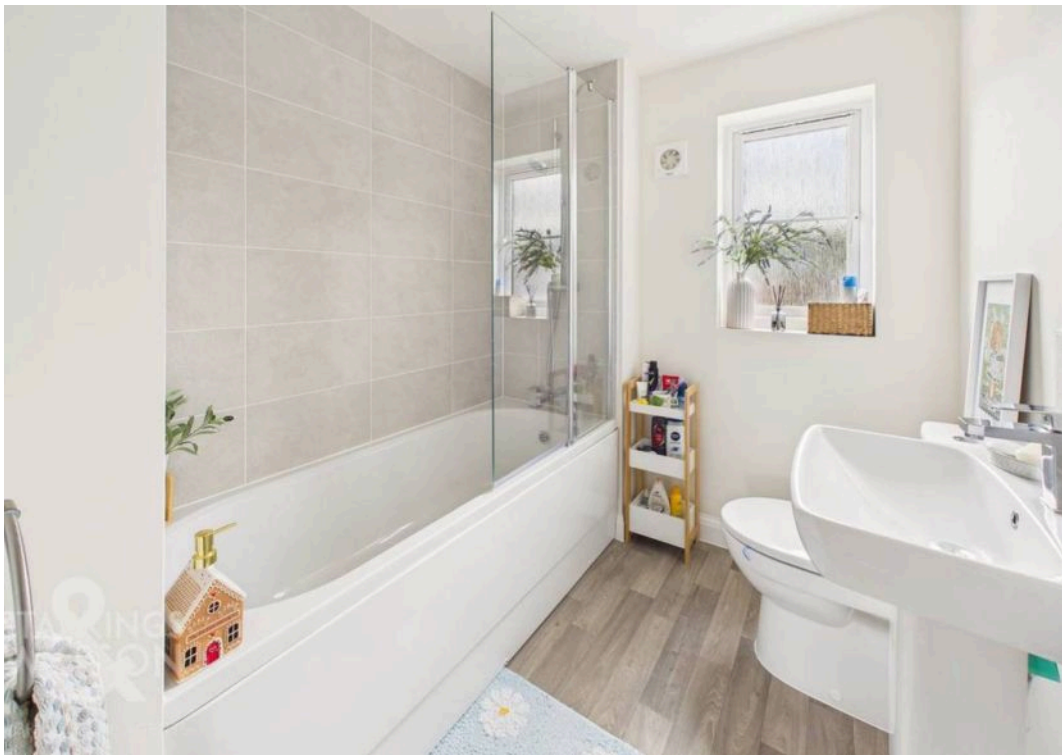
VIRTUAL TOUR

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

AGENTS NOTES

An annual charge for the upkeep of communal green space is due.







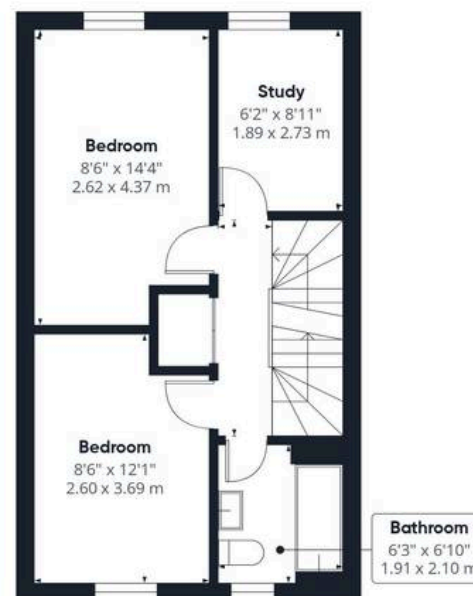
THE GREAT OUTDOORS

The rear garden has been carefully maintained and landscaped to include a large central lawned area, with enclosed timber fence boundaries. A patio seating area leads from the rear French doors, with planted borders to two sides including a variety of shrubs and trees.

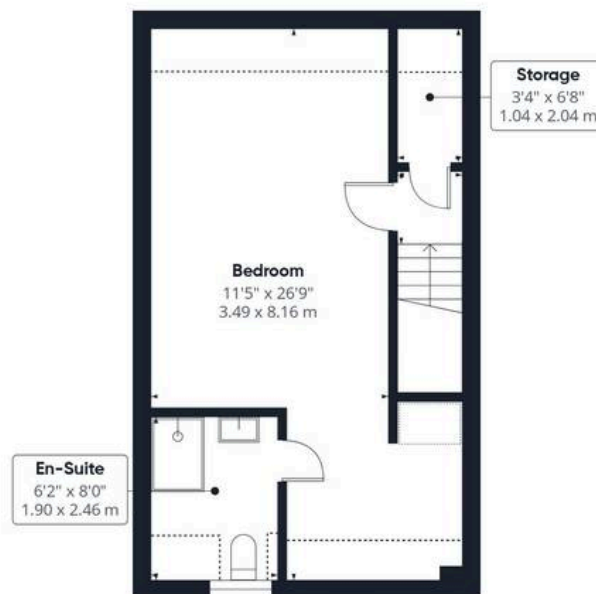




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1130 ft²

104.9 m²

Reduced headroom

52 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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