



17 Gallard Way, Rackheath
Norwich



Minors & Brady

17 Gallard Way

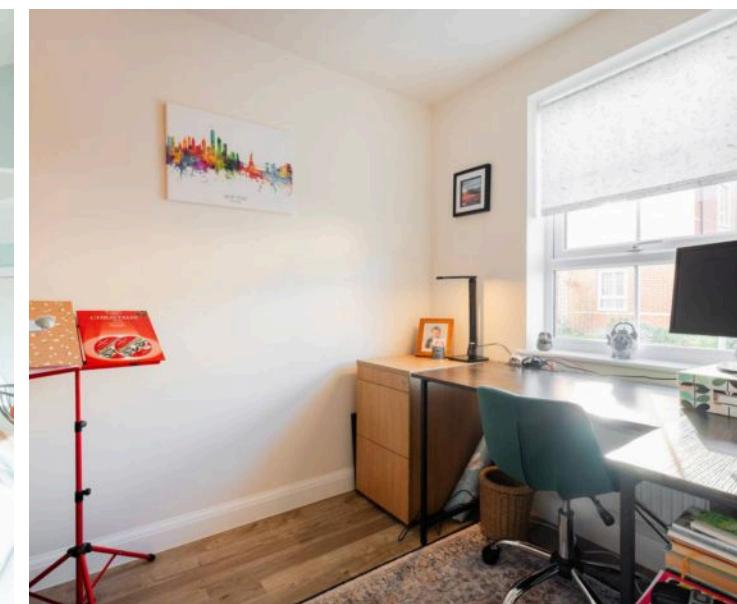
Rackheath, Norwich

There is an immediate sense of ease and quiet refinement as you step inside this beautifully presented semi-detached townhouse, a home shaped for modern living across three considered floors.

Light flows through the open-plan living space, where French doors invite the garden into daily life and a separate study supports those who work from home. Three well-proportioned bedrooms sit alongside a versatile first-floor room currently used as a lounge but offering clear potential to become a fourth bedroom if preferred. These are complemented by a principal suite with its own tiled en suite, a stylish family bathroom and a convenient ground-floor WC. With a boarded loft for organised storage, an enclosed garden designed for relaxed outdoor time and a driveway providing off-road parking, the property delivers a polished and highly practical setting close to local amenities and natural green surroundings.

Location

Gallard Way in Rackheath places you within a well-served and steadily growing village that offers everyday convenience along with easy links into Norwich. Local shops, a primary school, green spaces and regular bus routes sit close by, creating a practical setting for day-to-day living. The wider area provides supermarkets, woodland walks and access to the NDR for smooth travel toward the city, the Broads and surrounding villages. Rackheath also offers a friendly community feel with quick routes to Wroxham for riverside leisure and further amenities, giving you a location that supports both comfort and connection. Its position also makes commuting straightforward, with Norwich Airport and business hubs within easy reach. Outdoor enthusiasts will appreciate the nearby trails and open countryside that sit only a short drive away.





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Stepping inside, the ground floor begins with a welcoming entrance hall featuring modern flooring, smooth walls and a convenient WC. Ahead lies the bright open plan kitchen, dining living space, beautifully presented with contemporary décor and generous French doors leading into the garden. The kitchen is fitted with glossy cabinets, striking blue splashback panels, modern worktops, an integrated oven, gas hob and extractor, along with space for your chosen appliances. The dining and living area enjoy a warm and social atmosphere with plenty of natural light and room for seating and entertaining. A versatile ground-floor study sits toward the front of the home, perfectly placed for home working or quiet tasks.

The first floor brings you to a comfortable landing with carpeted flooring, leading to a spacious lounge positioned at the rear. This room feels bright and relaxing with a large window overlooking the garden and a generous space for seating. The spacious lounge at the rear also offers potential to serve as a fourth bedroom if preferred, giving the home useful flexibility. The principal bedroom is also on this floor, offering generous proportions and a calm finish, complemented by its own modern en suite shower room fitted with a large shower enclosure, pedestal basin, WC and tiled surrounds.

The second floor is arranged with two further double bedrooms, each offering good natural light and comfortable proportions, along with a stylish family bathroom fitted with a bath and overhead shower, pedestal basin and WC, with panelled surrounds and wood effect vinyl flooring that completes the modern look. Both bedrooms enjoy the characterful feel created by the roofline angles and modern Velux-style windows, creating appealing yet practical spaces for family, guests or hobbies.



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A boarded loft offers convenient extra storage.

Outside, the rear garden is fully enclosed and neatly presented with a lawn, patio seating area, established borders and a timber storage shed. It provides a manageable and attractive space for outdoor dining, play and relaxation. The front of the property is well kept with lawned sections and a pathway to the entrance, while a driveway to the side offers off-road parking.

Agents notes

Sold freehold

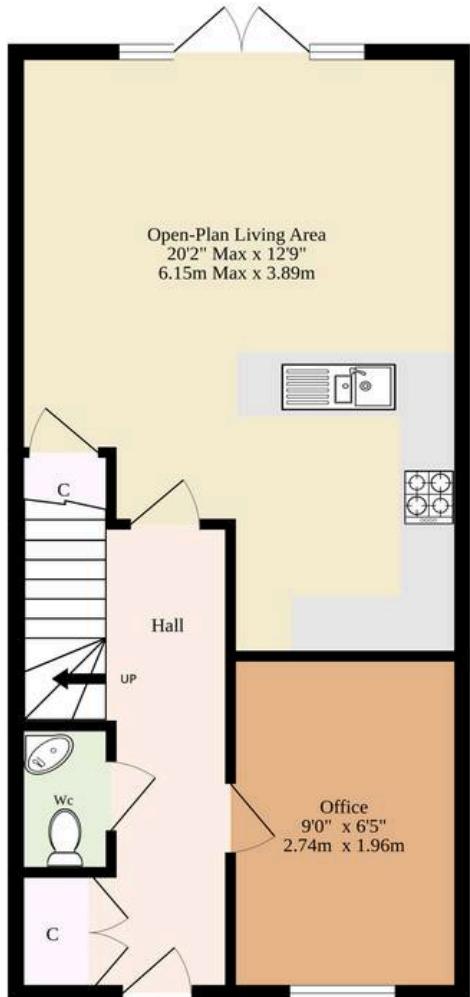
Connected to all main services

Gas Central Heating

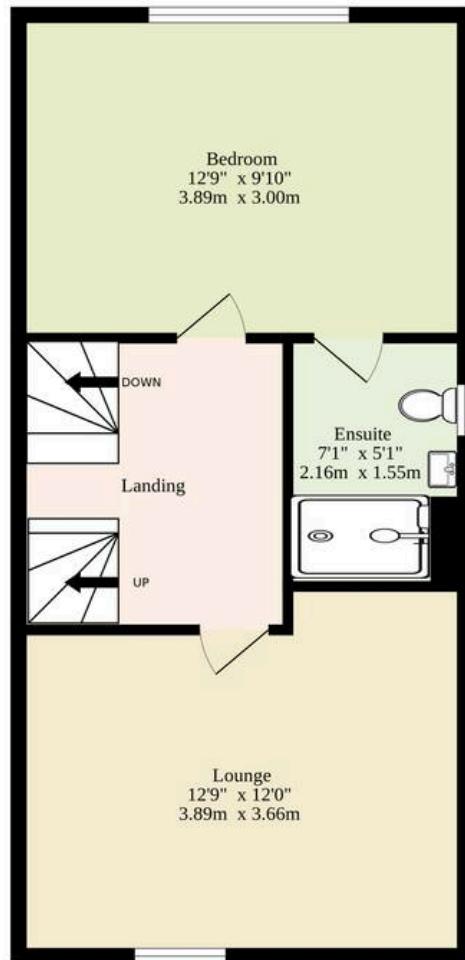


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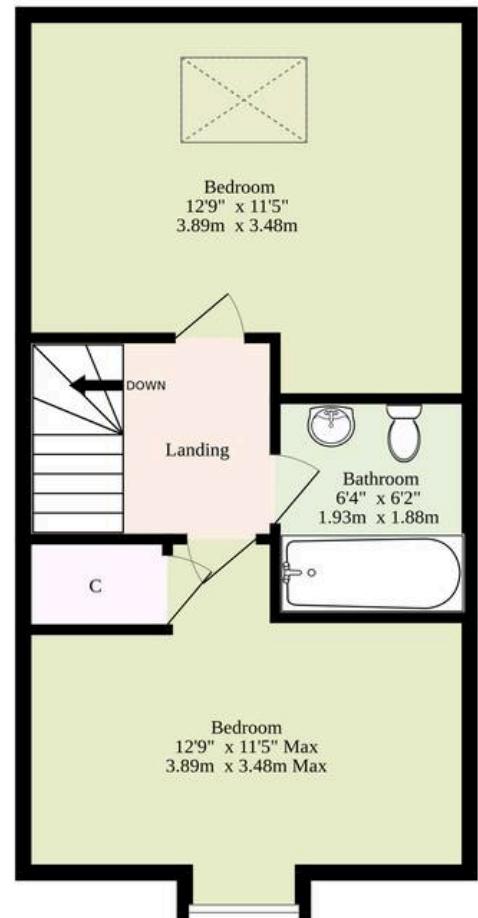
Ground Floor
425 sq.ft. (39.5 sq.m.) approx.



1st Floor
373 sq.ft. (34.7 sq.m.) approx.



2nd Floor
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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Meet *Karol*
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Meet *Claire*
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Minors & Brady
Your home, our market



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