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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



14 Metcalf Road, Rackheath, Norfolk, NR13 6UE

A beautifully presented three-bedroom semi-detached family home, built in 2021, and ideally situated close to the heart of the highly sought-after Broadland villages of Rackheath and Sprowston, thriving communities on the outskirts of Norwich that perfectly combines village living with excellent connectivity. Local amenities include schooling for all ages, a supermarket and petrol station and easy access to scenic countryside walks and cycle routes, while Norwich city centre lies just five miles away.

Set back from the road behind a low hedge, the property is approached via a paved pathway, with a hardstanding driveway to the side providing convenient off-road parking. To the rear, a paved terrace leads onto a beautifully maintained south-east-facing lawned garden, complete with a timber storage shed and offering an ideal space for outdoor dining, entertaining, or relaxing in the sun.

Internally, the accommodation is stylishly presented and perfectly suited to modern family living. The welcoming entrance hall provides access to a cloakroom and a comfortable family lounge, which flows through to a contemporary kitchen and dining room at the rear of the property. Double doors from the dining area open directly onto the garden, seamlessly connecting indoor and outdoor living and creating an excellent social space for entertaining family and friends. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom further benefiting from its own ensuite shower room.

The property is further enhanced by excellent transport links, with the nearby Northern Distributor Road (NDR) providing convenient access around Norwich, to the Norfolk Broads, the coastline, and the Southern Bypass, making this an ideal home for commuters and those looking to enjoy all that Norfolk has to offer.



Semi Detached



House



Modern



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band C

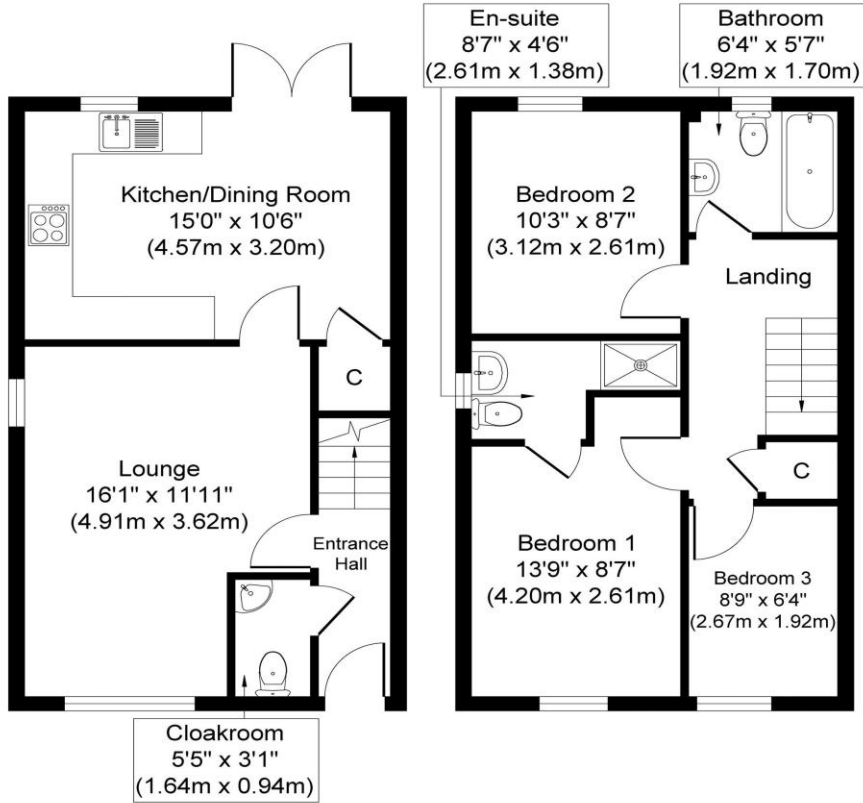


Off-Road
Parking



No
Garage





Ground Floor
Approximate Floor Area
404 sq. ft
(37.52 sq. m)

First Floor
Approximate Floor Area
404 sq. ft
(37.52 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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