

OFFERS OVER

£300,000

Gallard Way, Rackheath, NR13 6UJ

Arnolds | Keys







THE PROPERTY

17 Gallard Way, Rackheath, NR13 6UJ

A beautifully presented modern home situated in the popular Woodland Heath development. The property boasts bright and contemporary accommodation arranged over three storeys and boasts a delightful south facing garden.

The property comprises a welcoming entrance hall leading to the home office, cloakroom and an open plan kitchen/lounge diner with French doors leading out to the garden. On the first floor is the living room and the main bedroom which features an ensuite shower room, with a further two double bedrooms and family bathroom on the second floor.

Externally the property further benefits from a driveway offering parking for two vehicles with side access to the sunny rear garden.

A highlight of the home is the delightful open plan style kitchen/lounge diner which leads out to the south facing rear garden; the ideal space for families and entertaining in the summer.

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THE DETAILS

Property Details

ENTRANCE HALL
Composite door to front entrance, LVT flooring, built in cupboard, carpeted stairs to first floor.

HOME OFFICE
Double glazed window to front aspect, LVT flooring, radiator.

CLOAKROOM
Fitted with a WC, pedestal wash hand basin, extractor fan, radiator, LVT flooring.

KITCHEN/LOUNGE DINER
The kitchen is fitted with wall and base units, stainless steel one and a half sink and drainer, integrated dishwasher, fitted electric oven with four ring gas hob and cooker hood over, integrated fridge/freezer, LVT flooring.
The lounge/diner features double glazed French doors to garden, radiator, LVT flooring continued.

FIRST FLOOR LANDING
Radiator, carpet.

LIVING ROOM
Double glazed window to front aspect, radiator, carpet.

BEDROOM ONE
Double glazed window to rear aspect, radiator, carpet, door to :-

ENSUITE
Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower, WC, pedestal wash hand basin, LVT flooring, extractor fan, radiator.

SECOND FLOOR LANDING
Carpet, radiator.

FAMILY BATHROOM
Double glazed window to side aspect, fitted with a three piece suite comprising bath with mains connected shower over, WC, pedestal wash hand basin, LVT flooring, extractor fan, radiator.

BEDROOM TWO
Double glazed Velux widow to rear aspect, radiator, carpet.

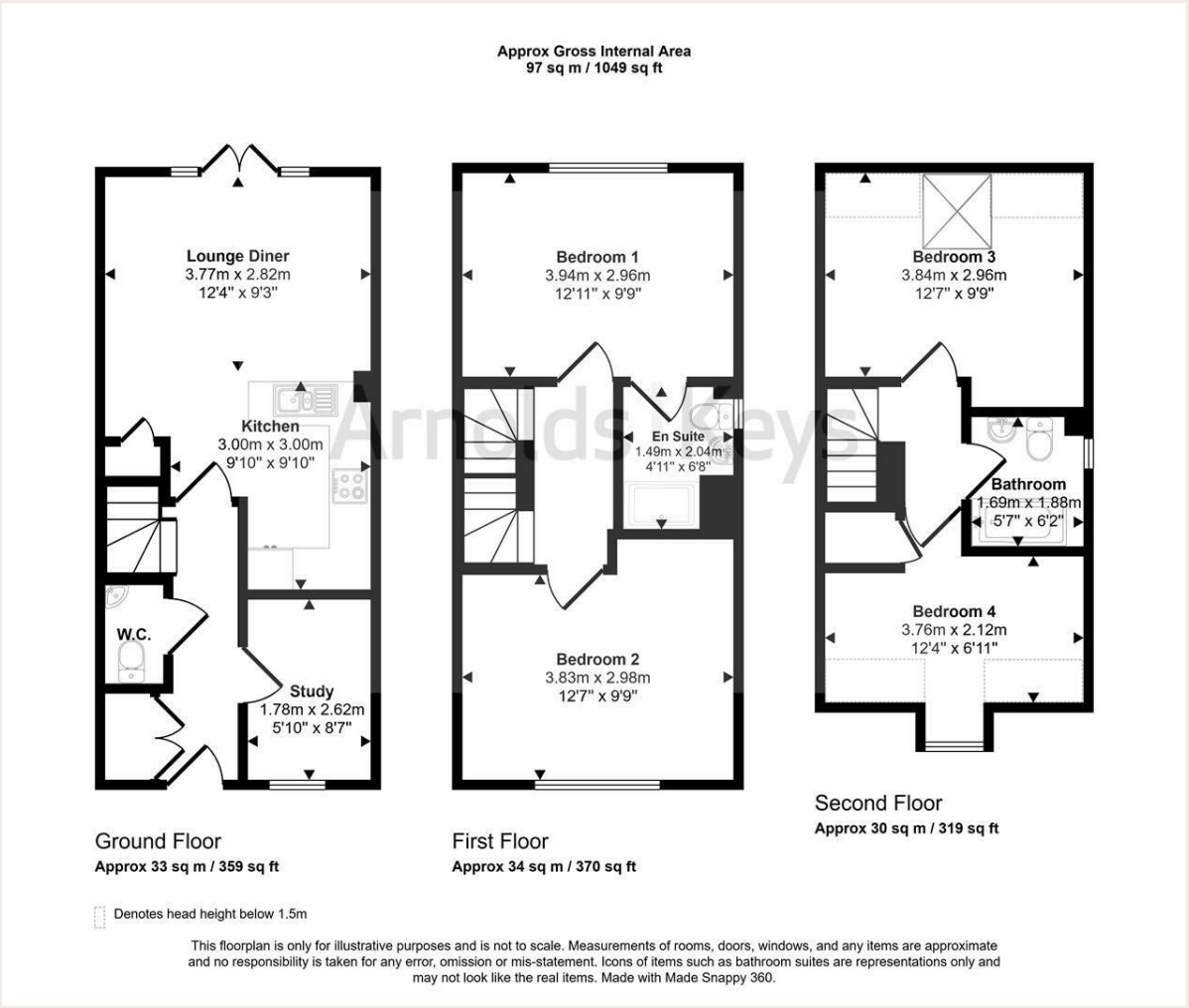
BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

EXTERNAL
To the side of the property is the driveway with parking for two vehicles and a side gate leading to the rear garden. The garden is laid to lawn with a paved patio seating area and a shed.

AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, gas and water connected.



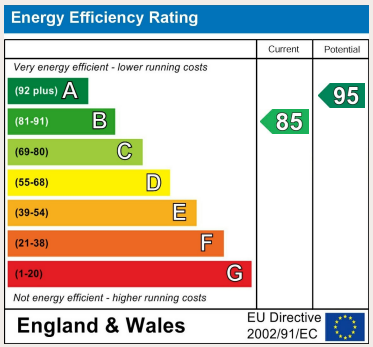
Location
Gallard Way is situated within the popular residential area of Rackheath, just to the north east of Norwich. The surrounding area offers a pleasant mix of established residential neighbourhoods and open countryside, whilst remaining conveniently positioned for access to the city and the wider Norfolk coast and Broads. Nearby Sprowston provides a good range of everyday amenities, including shops, supermarkets, schools and leisure facilities, whilst Norwich city centre is within easy reach and offers an extensive choice of shopping, restaurants, cafés, cultural attractions and entertainment. The surrounding Broadland countryside provides plenty of opportunities for walking and exploring, with the Norfolk Broads also readily accessible.











Contact Us

25 King Street, Norwich, Norfolk, NR1 1PD
city@arnoldskeys.com
www.arnoldskeys.com
01603 620551

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