

Aldreds
Estate Agents



52 Metcalf Road, Rackheath, Norwich, NR13 6UE

Offers In Excess Of £270,000



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Offers In Excess Of £270,000

52 Metcalf Road

Rackheath, Norwich, NR13 6UE

- Spacious Semi Detached House
- En Suite Shower Room
- Gas Central Heating
- Generous Garden
- Convenient NR13 Location
- Three Bedrooms
- Garden Facing Kitchen Diner
- Ground Floor Cloakroom
- Driveway Parking for Two Cars
- Must View to Appreciate!

Aldreds are delighted to offer this modern three bedroom semi detached house, built in 2022 and located within the popular Woodland Heath development in Rackheath, to the East of the City of Norwich.

This well presented home offers accommodation including an entrance hall, lounge, ground floor cloakroom, a 4.56m garden facing kitchen diner, three bedrooms, master en suite and a family bathroom. There's gas fired central heating, driveway parking for two cars and a generous, lawned rear garden. Be Quick to view!



Hallway

Entrance door, stairs to first floor, door to:

Lounge 12'10" x 11'10" (3.92m x 3.61m)

Window to front aspect, radiator, power points, tv point, door to inner hall.

Inner Hall

Under stair cupboard housing broadband point with fibre to the property, doors leading off.

Cloakroom

Side facing obscure glazed window, low level wc, hand wash basin

Kitchen Dining 14'11" x 9'11" (4.56m x 3.04m)

Window and glazed French doors to rear aspect, a range of fitted kitchen units with rolled edge worksurface and upstand, stainless steel sink drainer, gas hob, electric oven, stainless steel chimney extractor, wall mounted gas fired combination boiler.





First Floor Landing

Loft access, airing cupboard, doors leading off.

Bedroom One 9'6" x 8'5" ext to 11'10" (2.9m x 2.59m ext to 3.62m)

Window to front aspect, thermostat control for heating and hot water, power points, radiator, door to:

En Suite Shower Room

Front facing obscure glazed window, tiled shower cubicle, hand wash basin, low level wc, radiator.

Bedroom Two 10'7" at max x 7'10" ext to 8'10" (3.24m at max x 2.39m ext to 2.7m)

Window to rear aspect, radiator, power points

Bedroom Three 9'6" x 6'11" red to 6'3" (2.92m x 2.13m red to 1.92)

Window to rear aspect, power points, radiator.

Bathroom

Side facing obscure glazed window, panlled bath with tiled surround, hand wash basin, low level wc, radiator

Directions

From the Salhouse Road heading out of the city, turn seond right into the Woodland Heath development onto Metcalf Road and proceed as the road turns to the right, where the property can be found on the right hand side.



Outside

Driveway parking to the side with space for two cars. A pedestrian gate gives access to a generous rear garden, laid to lawn with close board panel fencing to boundaries and a timber garden shed with adjacent patio.

Tenure

Freehold

Council Tax

Broadland District Council. Band 'C'

Location

Located conveniently in the recently developed area of Rackheath, just to the East of the Fine City of Norwich, the Woodland Heath development is perfectly placed for easy access to the city and beyond with good transport links and the NDR close by for ease of commuting and regular bus services running to and from the city centre. Amenities include nearby supermarkets and schools for all ages. The Norfolk Broads and Sandy East Coast beaches are all close by.

Services

Mains water, electric, drainage and gas.

Reference

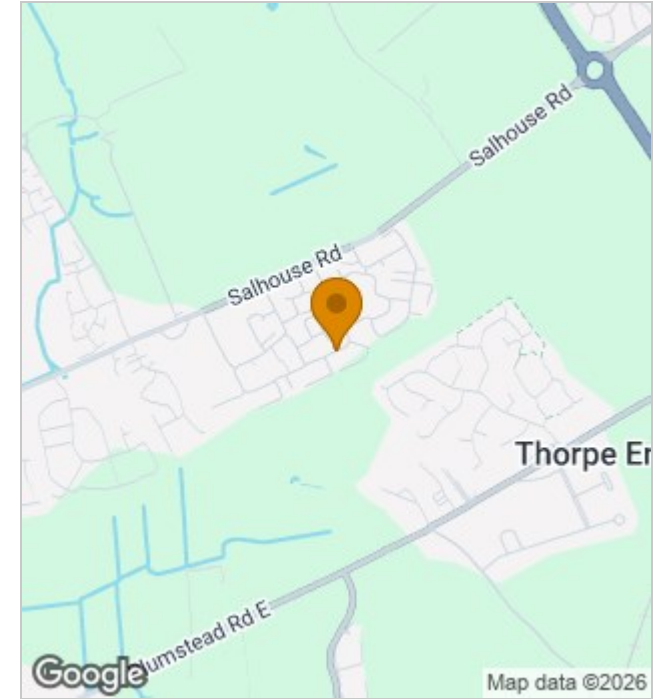
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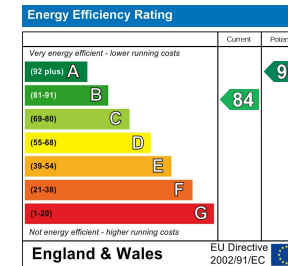
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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