



Metcalf Road, Rackheath - NR13 6UE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Metcalfe Road

Rackheath, Norwich

NO CHAIN. This modern TOWN HOUSE is presented in flawless condition, including a multitude of HIGH QUALITY fixtures and fittings, within this VERSATILE living accommodation measuring a little over 1028 SQ. FT (stms) in size. Split over three floors the space includes a STUDY, cloakroom, OPEN PLAN kitchen/dining/sitting room - with the kitchen boasting multiple INTEGRATED APPLIANCES and uPVC French doors leading into the PRIVATE rear garden complete with a NEWLY LAID PATIO. FOUR BEDROOMS can be found on the next two floors, along with the FAMILY BATHROOM and an EN-SUITE shower room to the main bedroom. Externally, the property benefits from a driveway giving OFF ROAD PARKING and a BRICK GARAGE



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Semi-Detached Town House
- 20' Open Plan Living Accommodation
- Kitchen with Inegrated Appliances
- Four Bedrooms
- Family Bathroom & En-Suite
- Quality Fittings Throughout
- Driveway, Garage & Private Rear Garden

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

The property is set back from the street slightly behind a grass verge and pathway. The frontage is easy to maintain with shingle and small hedges to the front with an awning above the main door. The driveway for the home is found to the left, with the garage just behind.



THE GRAND TOUR

As you enter the main hallway you are met with wooden effect flooring underfoot, gas radiator on the wall, large storage cupboard, ideal for coats and shoes as well as the stairs for the first floor and the two piece cloakroom with low level radiator and corner sink. Immediately to your left is the study, a brilliantly workable space currently serving as an office but could easily be used as a play room or smaller sitting room for younger members of the family. The main living space appears at the very rear of the property, firstly the kitchen with high gloss wall and base mounted storage units set around wooden effect work surfaces matching the flooring all set around an array of integrated appliances including; a dishwasher, fridge, freezer, washing machine, oven and hob with extraction above. Just beyond this the room opens to create a formal dining space followed by the sitting room area with uPVC French doors opening onto the newly laid patio at the rear of the property. The first floor landing gives way to two double bedrooms, the larger sits at the front of the property with an inlet for storage, carpeted flooring and large uPVC double glazed window while the main bedroom sits at the rear of the property with carpeted flooring and window overlooking the rear garden only ever so slightly smaller due to the three piece en-suite shower room featuring a walk-in shower and gas radiator. The second floor landing allows access in to a further two bedrooms as well as the three piece family bathroom with part tiled surround, gas radiator and frosted glass window. The smaller of the bedrooms comes to the front of the property, with a box-bay window with carpeted flooring and vaulted ceilings while the larger bedroom is has a rear facing aspect with vaulted ceiling giving way to a large Velux window allowing this room to bask in natural light currently serving as a second sitting room.

FIND US

Postcode : NR13 6UE

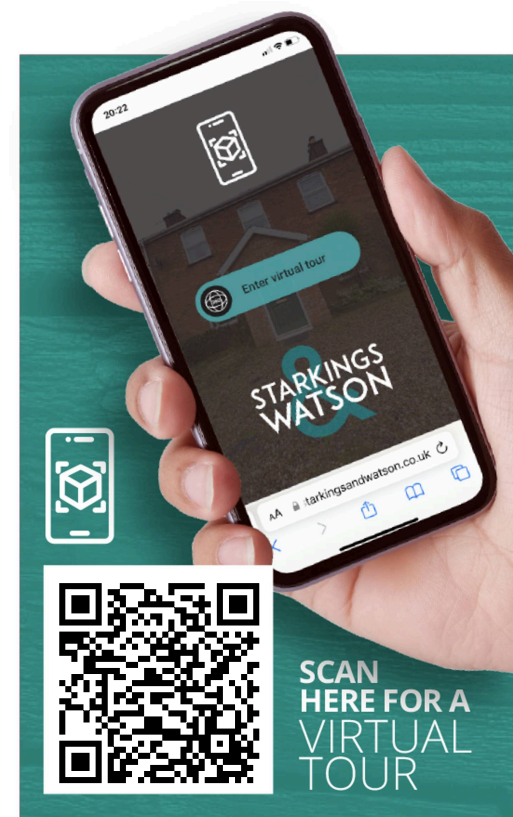
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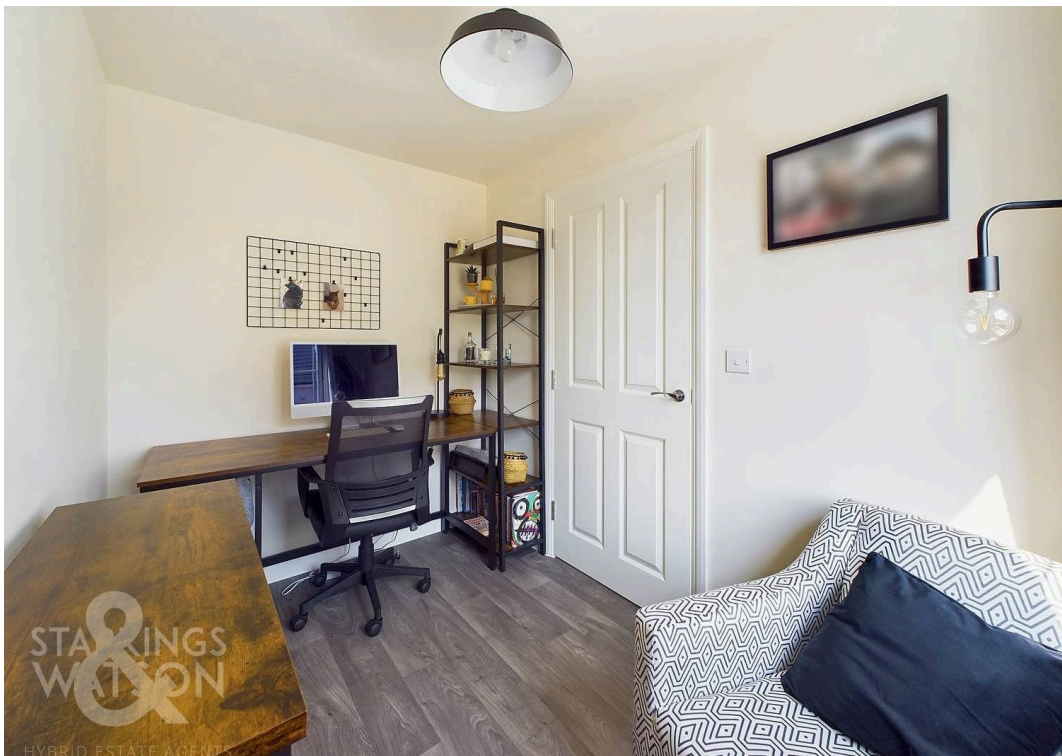
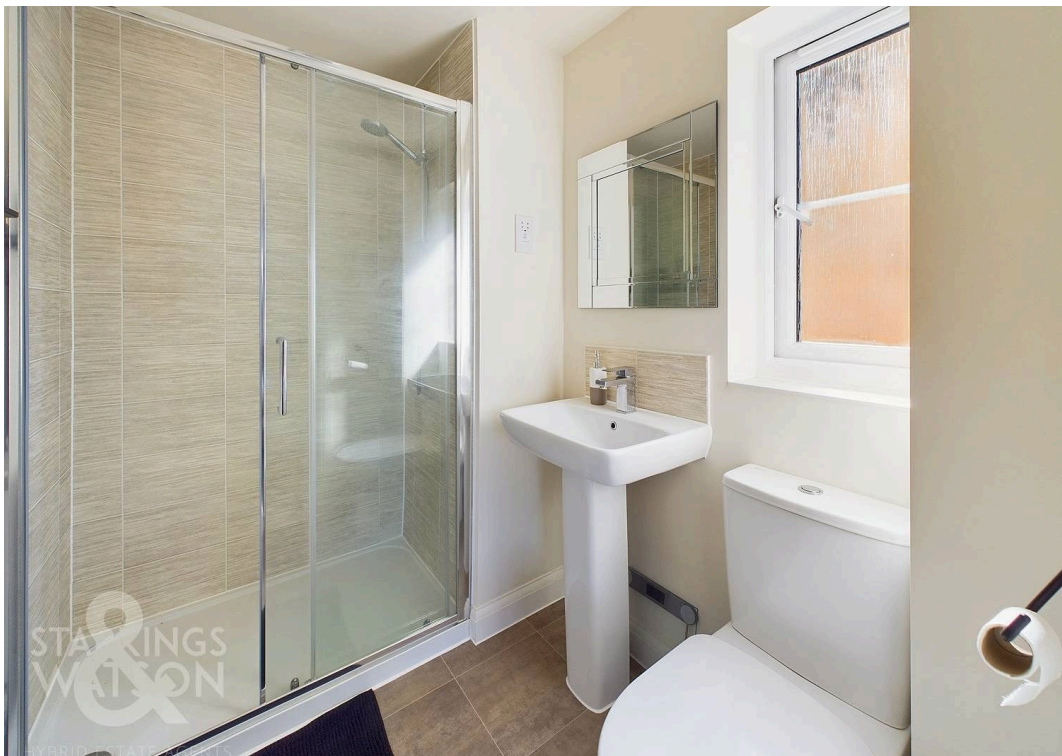
VIRTUAL TOUR

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

AGENTS NOTE

Annual service charges for the upkeep of green space will become chargeable once the development is completed.





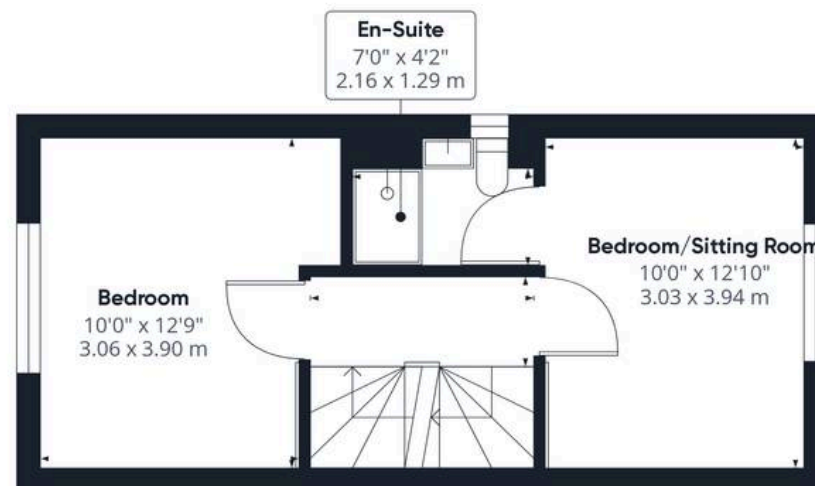
THE GREAT OUTDOORS

Immediately as you exit the property you are met with a newly laid patio seating area ideal for enjoying the warmer months leading to the lawn garden space with a second patio seating area lined with tall planting borders and timber fencing on all sides.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1028.38 ft²

95.54 m²

Reduced headroom

46.39 ft²

4.31 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.