



**Metcalf Road, Rackheath, Norwich, NR13 6UE**

**welcome to**

**Metcalfe Road, Rackheath, Norwich**

Beautifully presented 3 bedroom home comprising a hall entrance, cloakroom, living room and kitchen to the ground floor with three bedrooms (en suite shower room to the master) and a family bathroom to the first floor. Externally there is a well maintained, fully enclosed rear garden.



## Description

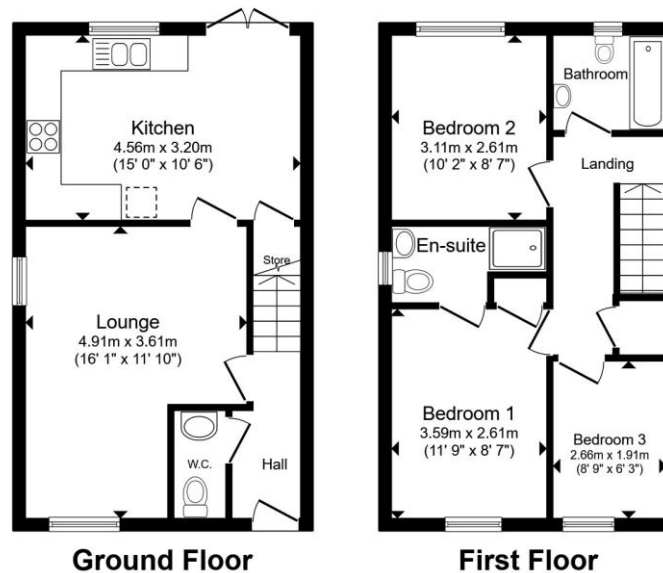
Beautifully Presented Three-Bedroom Home with En-Suite and Modern Kitchen

This well-proportioned and thoughtfully arranged three-bedroom home offers comfortable living across two floors, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor comprises a welcoming entrance hall with convenient WC, a spacious lounge offering an excellent space for relaxing and entertaining, and a generous kitchen/diner to the rear with ample room for cooking, dining and everyday family life, with direct access to the garden.

Upstairs, the property features three bedrooms including a well-sized principal bedroom benefitting from its own en-suite shower room. A further double bedroom, a third bedroom ideal as a nursery, home office or guest room, and a contemporary family bathroom complete the first-floor accommodation.

Externally, the property offers practical family living with a well-balanced internal layout and approximately 75 sq. m (808 sq ft) of accommodation.



Total floor area 75.0 m<sup>2</sup> (808 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Metcalfe Road, Rackheath, Norwich

- Immaculately presented
- Sought after location
- Off road parking
- 3 Bedrooms (1 ensuite)
- Call to view

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in the region of

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR144348 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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