



56 Metcalf Road, Rackheath

Norwich



Minors & Brady

Welcome to a beautifully presented modern home that's been thoughtfully designed for easy, enjoyable living. Built in 2024, this four-bedroom townhouse offers a fresh, contemporary feel throughout, with plenty of natural light and well-planned spaces across three floors. The layout is ideal for families or anyone wanting room to grow, with generous bedrooms and a private top-floor suite. The kitchen and living areas are stylish yet practical, creating a relaxed setting for everyday life or entertaining. A well-kept rear garden provides a peaceful outdoor escape, perfect for unwinding or hosting friends. The property also benefits from off-road parking and the reassurance of a long NHBC warranty. Its position on the Sprowston/Rackheath border means shops, green spaces and great transport links are all close at hand. Overall, it's a welcoming, move-in-ready home in a location that offers both convenience and a sense of community.

- Contemporary four-bedroom townhouse built in 2024 with a fresh, modern finish throughout
- Nine years of NHBC warranty remaining for added peace of mind
- Bright and spacious living/dining area with French doors opening onto the garden
- Well-appointed kitchen featuring integrated appliances and sleek cabinetry
- Top-floor main bedroom suite offering privacy, space and a stylish en-suite
- Three additional good-sized bedrooms ideal for family, guests or home working
- Modern family bathroom and convenient ground-floor WC for everyday comfort
- Enclosed rear garden with lawn and patio, perfect for relaxing or entertaining
- Off-road driveway parking with gated side access to the garden

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Rackheath, Norwich

The Location

Metcalf Road sits in the well-served village of Rackheath, a friendly and steadily developing community on the outskirts of Norwich. The village offers a practical mix of everyday amenities, including a convenience store, primary school, post office, and a popular local pub.

There's also a village hall and playing field that host community events and activities, giving Rackheath a close-knit feel without being isolated.

Transport links are a strong point, with straightforward access to the NDR and A47 for anyone commuting to Norwich, the Broads, or nearby market towns. Regular bus services make travel into the city easy for work, shopping, or evenings out.

For outdoor time, Rackheath is surrounded by green spaces, footpaths, and quiet lanes, ideal for dog walkers or anyone who enjoys a slower pace. The Norfolk Broads are only a short drive away, offering boating, nature reserves, and waterside pubs. And with Norwich close by, you've got plenty of choice for bigger supermarkets, restaurants, cinemas, and other leisure spots.

Overall, it's a good fit for people who want a quieter, more relaxed setting while staying within comfortable reach of everything they need day-to-day.



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Rackheath, Norwich

Metcalf Road, Rackheath

Built in 2024 and still covered by nine years of NHBC warranty, this modern four-bedroom semi-detached townhouse offers a bright, comfortable and ready-to-move-into home. Set on the edge of Sprowston and Rackheath, it enjoys the best of both areas with great access to local amenities, transport links and the beautiful Norfolk Broads.

The current owners have already found their onward home, making this an ideal and straightforward purchase for the next owner.

The ground floor welcomes you with a light entrance hall leading to a stylish kitchen fitted with contemporary units and integrated appliances. To the rear, the generous lounge-diner is a lovely social space, filled with natural light from side windows and French doors opening onto the garden.

A handy downstairs WC completes the layout.

The first floor provides three well-proportioned bedrooms along with a modern family bathroom. Rising again to the top floor, you'll find the impressive main bedroom – a peaceful retreat featuring two Velux windows, ample space for furniture and its own private en-suite.



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Outside, the rear garden is fully enclosed and easy to enjoy, mainly laid to lawn with a patio area and a selection of established plants and shrubs. There's a side gate providing access to the driveway at the front, where off-road parking sits alongside a neat planted area.

With gas central heating, mains services and a bright, welcoming feel throughout, this is a wonderful "turn-key" home in a convenient and increasingly popular location.

Perfect for those looking for modern living, great transport connections and a property they can simply move into and enjoy.

Agents Note

Sold Freehold

Council Tax Band- D

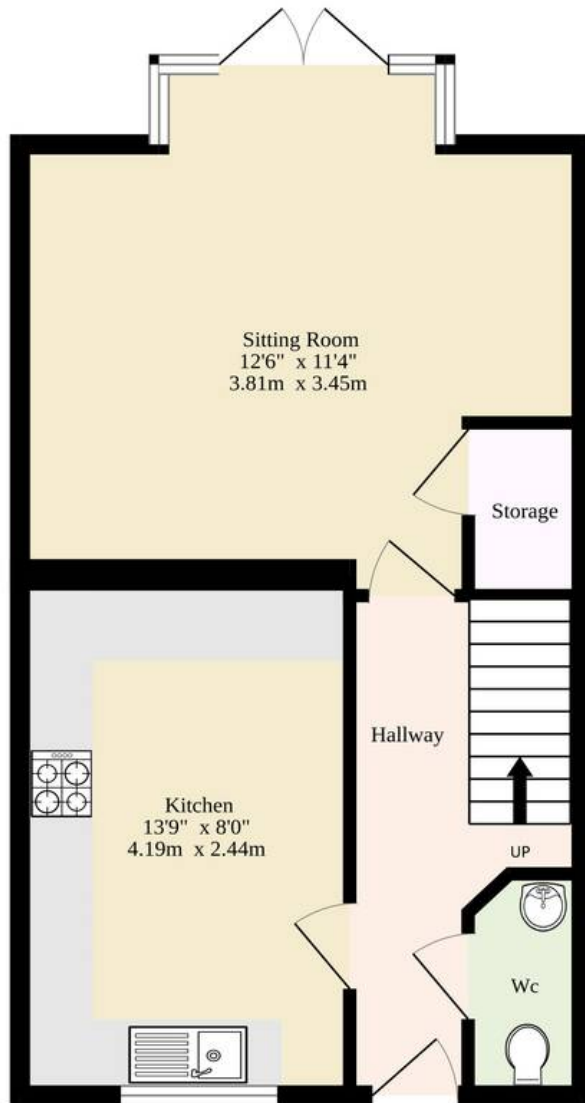
Connected to all mains services.

Maintenance charge: £70 per year

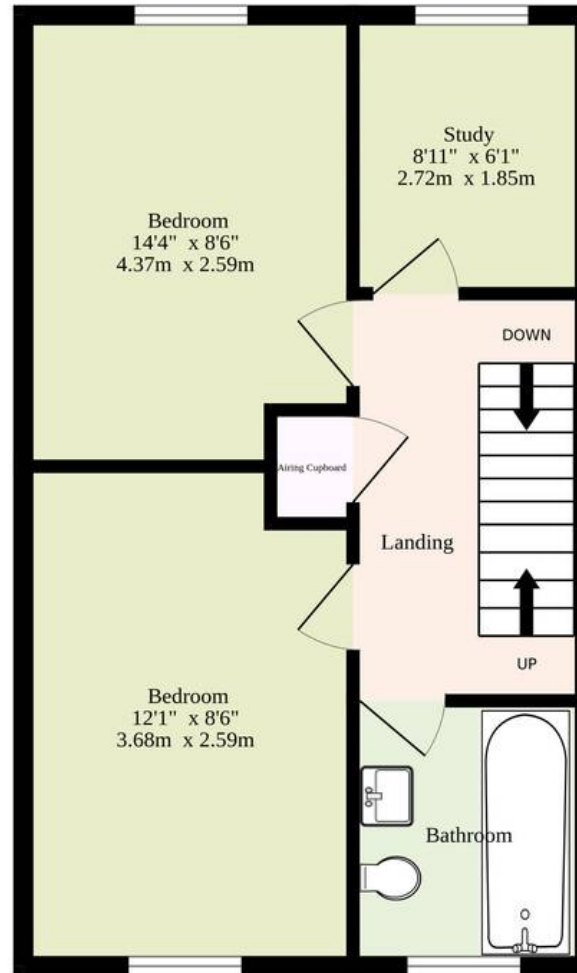


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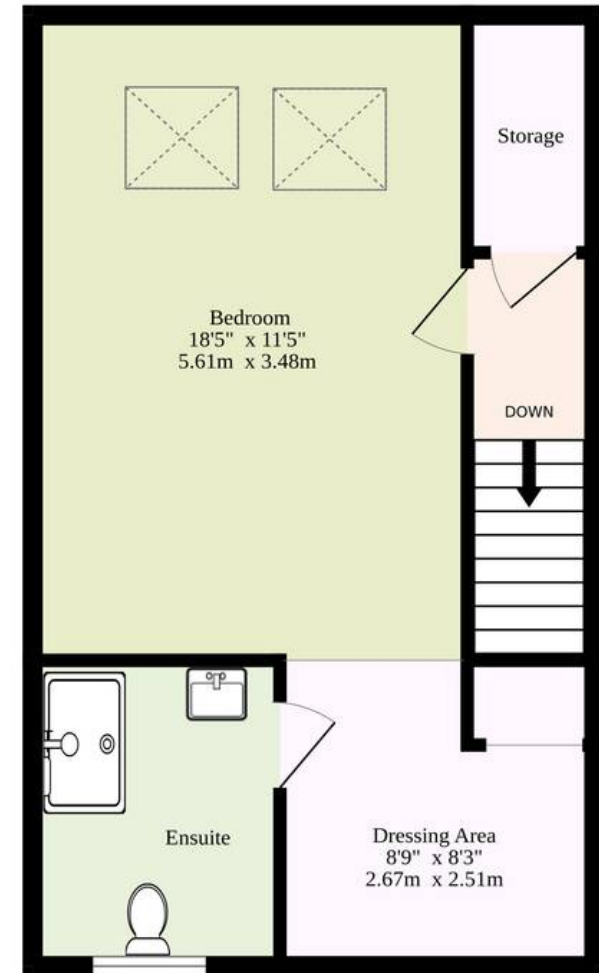
Ground Floor
308 sq.ft. (28.6 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



2nd Floor
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

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

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Dreaming of this home?

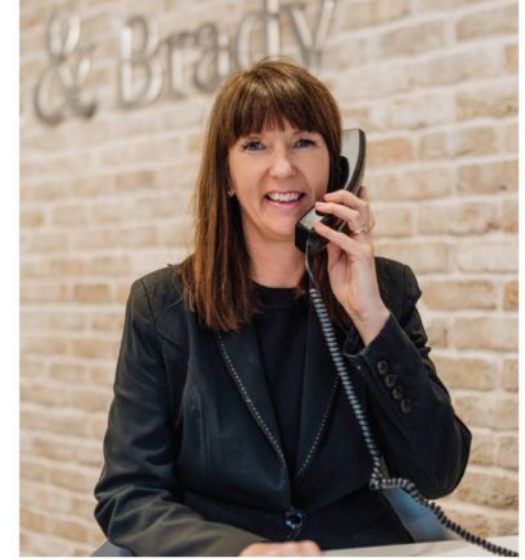
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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