



38 Metcalf Road, Rackheath

Norwich



Minors & Brady

38 Metcalf Road

Rackheath, Norwich

Tucked away in a popular NR13 setting, this attractive three-bedroom semi-detached home delivers modern living with very little to think about in terms of upkeep. Built in 2022, the property still feels fresh and contemporary, making it an ideal option for anyone wanting a home that's ready to enjoy from day one. The layout flows well, with bright living spaces that work just as well for relaxing as they do for entertaining. Upstairs, the main bedroom benefits from its own ensuite, while the additional bedrooms offer flexibility for family life, guests or working from home. Practical touches like a downstairs cloakroom and built-in storage make everyday living easy. Outside, off-road parking and a private, low-maintenance garden add to the convenience. Altogether, this is a well-balanced, modern home in a location that continues to be in strong demand.

- Modern three-bedroom semi-detached home built in 2022
- Located within a well-regarded and popular NR13 area
- Stylish, contemporary finish throughout with a fresh, move-in ready feel
- Spacious principal bedroom complete with a private ensuite shower room
- Bright and comfortable lounge with direct access to the rear garden
- Well-designed kitchen diner ideal for everyday living and entertaining
- Convenient downstairs cloakroom for guests and family use
- Off-road parking providing easy and stress-free arrival
- Private rear garden designed for low maintenance with patio seating space
- A practical and versatile layout suited to a wide range of buyers





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The Location

Metcalf is situated in the popular and well-connected village of Rackheath, approximately five miles northeast of Norwich. The area is well placed for commuters, offering convenient access to the NDR and A47, along with regular bus services providing straightforward links into the city centre.

Rackheath is known for its friendly village atmosphere and offers a good range of everyday amenities, including a convenience store, primary school, doctors' surgery, and village hall. The nearby Salhouse Broad and the wider Norfolk Broads provide attractive walking routes and opportunities to enjoy the outdoors, while larger supermarkets and retail facilities can be found a short drive away in Sprowston and Norwich.

The village also benefits from a local playing field and access to nearby cycle routes, making it well suited to those who enjoy an active lifestyle. Families are well catered for with a choice of nurseries and well-regarded schools in the surrounding area, adding to the appeal of this welcoming and well-established community.



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Metcalf Road, Rackheath

Situated within a highly sought-after NR13 location, this modern three-bedroom semi-detached home was built in 2022 and offers comfortable, low-maintenance living ideal for a wide range of buyers. Finished to a high standard throughout, the property combines contemporary design with practical spaces, making it ready to move straight into. Off-road parking and a private rear garden further add to the everyday convenience of this well-presented home.

The ground floor opens into a welcoming entrance hall with useful storage and a clean, modern feel that sets the tone for the rest of the property. A downstairs cloakroom adds practicality for guests and day-to-day living. The lounge is a bright and comfortable space, with room to relax and direct access out to the rear garden, creating a natural connection between indoor and outdoor living. To the rear of the home, the kitchen diner offers a sociable and functional layout, fitted with modern units and integrated appliances, providing plenty of space for cooking, dining and entertaining.

Upstairs, the principal bedroom is generously sized and benefits from its own ensuite shower room, offering a private and peaceful retreat. Two further bedrooms are well proportioned and flexible in use, whether needed for family members, guests or home working. A modern family bathroom serves the remaining bedrooms, finished in a clean and contemporary style.



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Outside, the property continues to impress with off-road parking to the front, ensuring convenience on arrival. The rear garden has been designed for ease of maintenance, featuring a patio area ideal for outdoor seating and entertaining, along with side access for added practicality. This outdoor space offers a pleasant setting without the demand of extensive upkeep.

Overall, this is a smart, modern home in a popular location, perfectly suited to buyers seeking a stylish yet manageable property with the benefits of recent construction, practical layout and move-in readiness.

Agents Note

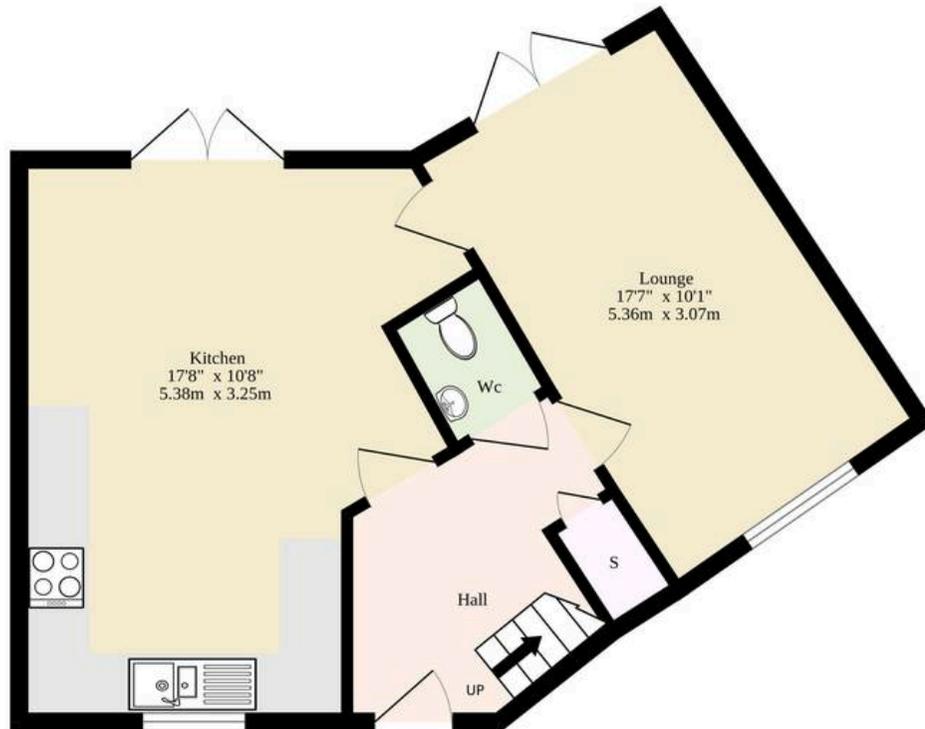
Sold Freehold

Connected to all mains services



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Ground Floor
470 sq.ft. (43.7 sq.m.) approx.



1st Floor
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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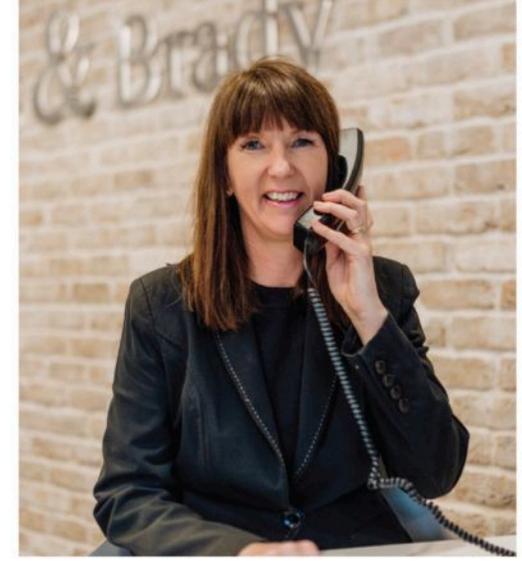
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
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