



26 Metcalf Road, Rackheath

Minors & Brady



26 Metcalf Road

Rackheath, Norwich

Stylish, spacious and ready to move straight into, this beautifully presented home is offered with the added benefit of no onward chain. Thoughtfully arranged across two floors, the property provides well-balanced accommodation ideal for first-time buyers, families and investors alike. The welcoming sitting room and modern kitchen/dining room create practical and inviting spaces for everyday living, while the enclosed rear garden offers an excellent extension of the home during the warmer months. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom, with the principal bedroom enjoying the added luxury of an en-suite shower room. Off-road parking adds further convenience, making day-to-day life that little bit easier. Situated in a sought-after location, this is a fantastic opportunity to secure a move-in-ready home with nothing to do but unpack and enjoy.

- Three-bedroom family home positioned within a desirable residential setting
- Principal suite benefiting from dedicated en-suite shower facilities
- Bright and well-designed accommodation arranged over two floors
- Generous rear garden providing a private outdoor space
- Convenient off-road parking enhancing everyday practicality and ease
- Tastefully maintained interiors requiring little immediate improvement
- Flexible bedroom space suitable for families or home working
- Excellent opportunity for first-time buyers and growing households
- Well-connected location close to amenities and transport routes
- Offered to the market with the advantage of no onward chain



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26 Metcalf Road

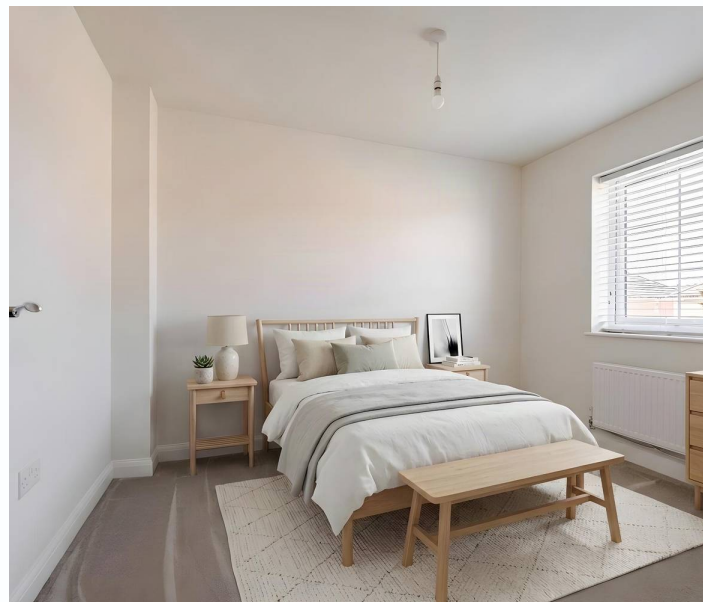
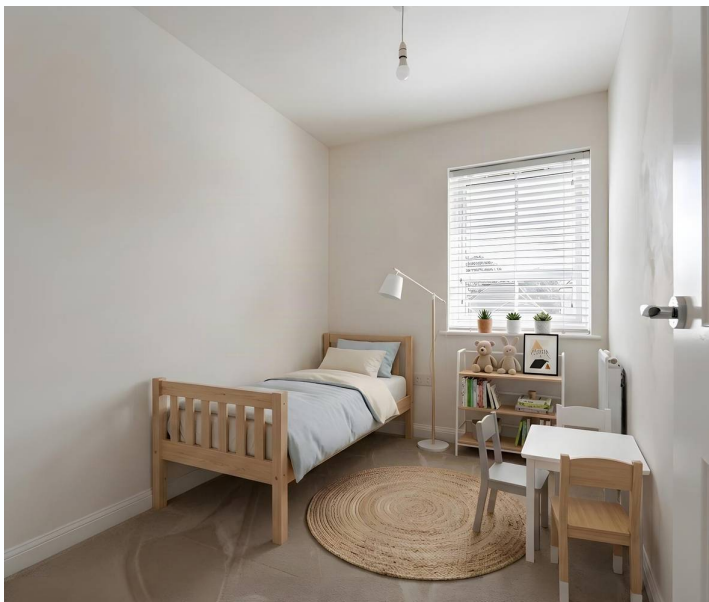
Rackheath, Norwich

Metcalf Road, Rackheath

Offered to the market with no onward chain, this immaculately presented three-bedroom home provides stylish and well-maintained accommodation throughout, making it an excellent choice for first-time buyers, growing families and investors alike. Thoughtfully arranged across two floors, the property combines modern living with practical design, creating a home that is ready to enjoy from day one.

A welcoming entrance hall provides an inviting first impression and leads through to the principal ground-floor accommodation. The spacious sitting room offers a comfortable and relaxing environment, ideal for both everyday living and entertaining guests. Filled with natural light, it provides ample space for a range of furnishings while retaining a warm and homely feel.

To the rear of the property, the kitchen/dining room forms the heart of the home. Designed with modern living in mind, this versatile space offers plenty of room for cooking, dining and socialising. Well-appointed and practical, it provides an ideal setting for family meals and gatherings, with direct access to the garden helping to create a seamless connection between the indoor and outdoor spaces. A convenient ground-floor cloakroom further enhances the practicality of the layout.



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The first floor comprises three well-proportioned bedrooms, each offering flexibility to suit a variety of needs. The principal bedroom benefits from the added luxury of an en-suite shower room, creating a private retreat at the end of the day. The remaining bedrooms are equally versatile and could comfortably accommodate children, guests or those requiring a dedicated home office. A modern family bathroom completes the accommodation.

Outside, the property benefits from a fully enclosed rear garden, providing an attractive and private environment in which to relax, entertain or enjoy time with family and friends. Designed to be both practical and enjoyable, it offers a wonderful extension of the living accommodation during the warmer months.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

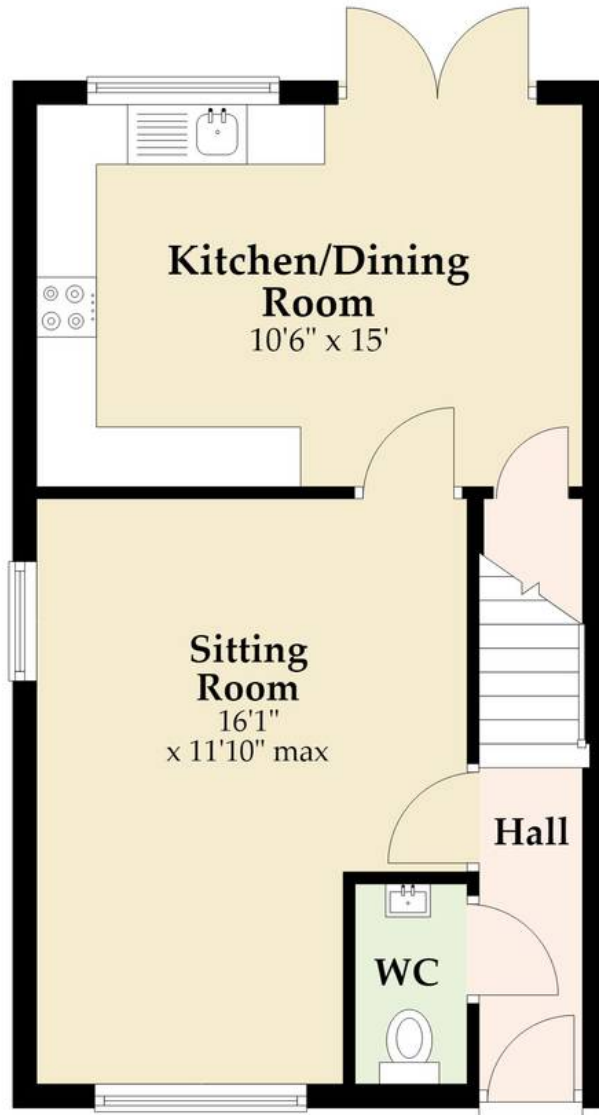
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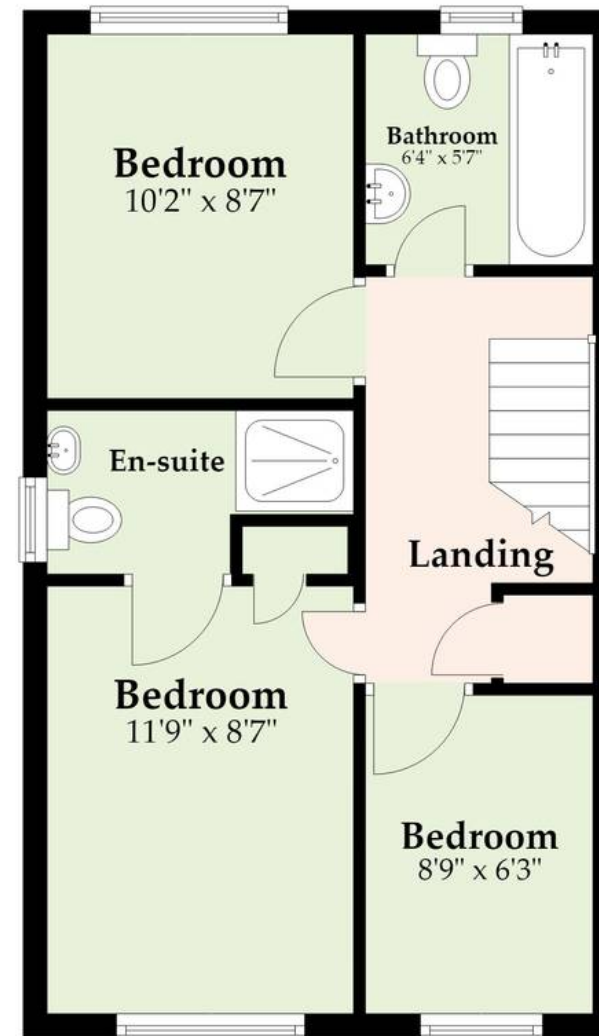
Ground Floor

Approx. 403.6 sq. feet



First Floor

Approx. 404.6 sq. feet



Total area: approx. 808.2 sq. feet

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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.

Plan produced using PlanUp.

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Minors & Brady
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