

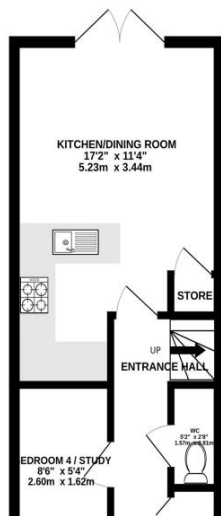
Metcalf Road | , Norwich, NR13 6UE

£1,450 pcm

****KINGSVILLE DESIGN HOME ON THE WOODLAND HEATH BARRETT DEVELOPMENT**** Gilson Bailey are delighted to offer this well presented 4 bed, 3 storey semi detached home, offering INTEGRATED APPLIANCES and the upgraded GOLD PACKAGE to this impressive home with open plan kitchen, master bedroom with ensuite, three further bedrooms over three floors. The windows on the second floor are oversized allowing a light airy feel to the lounge and master bedroom. The rear garden has a storage cycle shed and fully enclosed timber fencing. In brief , the accommodation comprises on the ground floor an open plan kitchen , dining and family area with room for a sofa, a bedroom/study and cloakroom. Outside there is parking for two cars. This stylish home has a HIGH SPECIFICATION THROUGHOUT with an upgraded GOLD Package to the property and is within close proximity of Norwich city centre . **** CALL TO VIEW THIS EXCEPTIONAL HOME ** EPC RATING B, Council Tax Band C, UNFURNISHED**4 BED **3 STOREY HOME ****



GROUND FLOOR
290 sq. ft. (27.0 sq.m.) approx.



Bedroom One (First Floor)

3.07m (10'1") x 3.44m (11'4")

Master bedroom, rear aspect window overlooking the garden, with built in 4 door wardrobes.

En-Suite (First Floor)

1.57m (5'2") x 1.62m (5'4")

Modern suite comprising shower cubicle with WC and wash hand basin.

Living Room (First Floor)

3.36m (11'1") x 3.44m (11'4")

A bright fresh feel impressive upstairs main living room with oversized windows to the front aspect. TV point.

Bathroom (Second Floor)

1.62m (5'4") x 1.57m (5'2")

Bathroom includes bath and shower over, WC and wash basin. Inset spot lights.

Bedroom Three (Second Floor)

3.44m (11'4") x 2.09m (6'11")

Across the hall from Bedroom two, 2 door fitted wardrobes, beautiful sky light.

Bedroom Two (Second Floor)

3.44m (11'4") x 3.04m (10'0")

Carpeted, window aspect to front with 3 door fitted wardrobes.

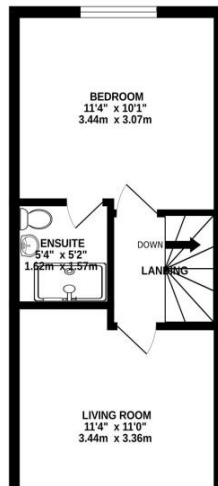
Agents Note

These details and photos are only an indication of the property and some remedial work may be in progress .

Garden

Fully enclosed private garden. Private access to drive way, and a bike shed which could also be used for additional storage. Outside tap included.

1ST FLOOR
290 sq. ft. (27.0 sq.m.) approx.



Bedroom Four / Study (Ground Floor)

1.62m (5'4") x 2.60m (8'7")

Window to front aspect, carpet to floor, can be used a study or fourth bedroom.

Downstairs Cloakroom (Ground Floor)

1.57m (5'2") x 0.81m (2'8")

Downstairs WC and basin, inset spot lights.

Hallway (Ground Floor)

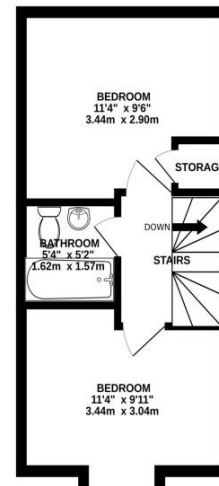
Hallway leads to study/bedroom 4, downstairs toilet, cupboard and through to open plan kitchen/dining. Hard grey flooring.

Kitchen/Dining Room (Ground Floor)

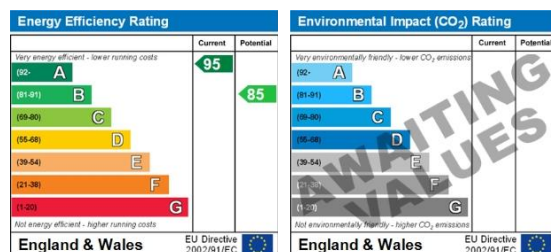
3.44m (11'4") x 5.23m (17'2")

Impressive, kitchen with ample storage and work surface. Under unit energy saving LED lights and soft closing cabinets. Appliances include Gas hob, electric oven, cooker hood, dishwasher, washing machine (electrolux), fridge/freezer and space for additional appliances. Kitchen sink over looks dining area which is perfect when entertaining guests or looking out into the garden through the glazed patio doors and windows. Dining area includes cupboard space for storage.

2ND FLOOR
266 sq. ft. (24.9 sq.m.) approx.



Energy ratings



Directions: From Prince of Wales Rd proceed over the bridge and left onto Riverside Rd. Then over the roundabout onto Gurney Rd, at the end straight over the ring rd onto Salhouse Rd. Proceed over the lights, past the Racecourse pub and take the 3rd right into Metcalf Rd.