



Metcalf Road | , Sprowston, Norwich, NR13 6UE

£1,395 pcm

THREE BEDROOM HOME ON THE WOODLAND HEATH BARRETT DEVELOPMENT** Gilson Bailey are delighted to offer this well presented THREE BEDROOM home with a high specification and in excellent order throughout. This home is situated close to local shops, schools and within easy reach of the City centre. The accommodation comprises of a private entrance hall, downstairs cloakroom, large living room, modern kitchen dining room with appliances, master bedroom with en-suite shower room, second double bedroom, single bedroom, luxury bathroom with shower over the bath, private off street driveway parking, fully enclosed garden, double glazing, gas central heating, Energy Rating C, Council Tax Band C. UNFURNISHED.

Available From: 10 November 2025



Bathroom (First Floor)

Modern white suite comprising bath with shower over, WC and wash basin. Inset spot lights, frosted window, radiator.

Bedroom 1 (First Floor)

4.20m (13'10") x 2.60m (8'7")

Master bedroom, front aspect window, built in double wardrobe and fitted double wardrobe, radiator. Door to en-suite shower room.

Bedroom 1 en-suite (First Floor)

Modern white suite comprising large shower cubicle, WC and wash basin. Frosted window, inset spot lights, radiator.

Bedroom 2 (First Floor)

3.10m (10'3") x 2.60m (8'7")

Second double bedroom, rear aspect window overlooking the garden. Fitted double wardrobe, radiator.

Bedroom 3 (First Floor)

2.60m (8'7") x 1.90m (6'3")

Good size single bedroom, front aspect window, fitted wardrobe, radiator. This room would also make an ideal home office.

Agents Note

The tenants are in residence so these details and photos are only an indication of the property and some remedial work may be in progress .

Garden

Fully enclosed private garden, mainly laid to lawn with bark edging. Private access to drive way, timber storage / bike shed.

Parking

Private off street driveway parking. Unrestricted on street parking.

Downstairs Cloakroom (Ground Floor)

Suite in white comprising WC and wash basin. Hard flooring, radiator.

Entrance Hall (Ground Floor)

Part glazed front door to entrance hall, door to living room, stairs to first floor, quality hard flooring, radiator.

Kitchen Dining Room (Ground Floor)

4.60m (15'2") x 3.20m (10'6")

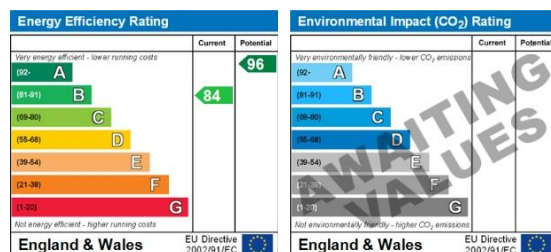
Modern kitchen with ample storage and work surface. Under unit energy saving LED lights and soft closing cabinets. Appliances include Gas hob, electric oven, cooker hood, dishwasher, fridge/freezer, space for additional appliances. Dining area, built in cupboard, spotlights, patio doors to garden.

Living Room (Ground Floor)

5.00m (16'5") x 3.60m (11'10")

Impressive main living room, double aspect windows allow much natural light in providing the room with a bright and relaxed feel. TV / BT points, radiator. Door to hallway.

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.