



## 2b Vera Road, Rackheath - NR13 6QP

£400,000 Freehold

This beautifully maintained, spacious, four-bedroom detached house is the perfect home for a growing family. With four double bedrooms, two bathrooms, and an additional shower room, it offers plenty of space and practicality. The open-plan kitchen and dining area create a bright and inviting space for cooking and entertaining, while the generous lounge opens to the garden, enhancing the connection between indoor and outdoor living. With a well-maintained garden, ample parking, and being economical to run, this home offers both comfort and convenience.

## Location

Vera Road is a quiet residential area in Rackheath, offering a peaceful setting while remaining within easy reach of local amenities. The village is well-connected, with excellent transport links to the city of Norwich and nearby towns. It boasts a range of facilities, including a primary school, shops, and a local pub, making it ideal for those seeking a balanced lifestyle. The surrounding countryside provides ample outdoor space, perfect for walking and enjoying nature, while the proximity to the A1042 ensures quick access to main roads. This location offers a blend of rural charm with convenience.



## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Tax Council Band- D



## Vera Road, Rackheath

As you step into this inviting residence, you are greeted by a spacious hallway that leads directly into the open-plan kitchen and dining area. This well-designed space is perfect for both cooking and dining, featuring built-in cupboards, plenty of counter space, a gas oven and hob, an extractor fan, and room for essential appliances. The breakfast bar adds convenience for casual dining.

French doors from the kitchen open to the garden, bringing in an abundance of natural light and offering easy access to outdoor living. Another set of French doors leads from the kitchen into the lounge, creating a seamless connection between the two spaces.

The generous lounge is a comfortable area for both relaxation and entertainment. Bifolding doors from the lounge open directly to the garden, making it a perfect space to enjoy the outdoors.

On the ground floor, you'll also find a well-sized bedroom and a shower room, making it an ideal space for guests or those needing easy access to facilities.

Moving upstairs, you will find three additional double bedrooms. The master bedroom has access to the eaves on both sides of the room for storage and benefits from its own ensuite bathroom, which includes a bath with an overhead shower attachment. The other two bedrooms are equally spacious, offering flexibility for growing families or overnight guests.

The family bathroom on this floor includes a bath with a shower attachment, offering comfort and practicality.

Additionally, the property benefits from double glazing throughout.

The house benefits from two landline connections, with one point downstairs and one upstairs, allowing for a separate broadband connection for work.

Step outside into the fully enclosed rear garden, where you'll find a well-maintained lawn area, decking, and paved sections, perfect for enjoying outdoor activities. A summer house and shed provide extra storage, with the summer house benefiting from electricity and lighting, offering potential for various uses.

At the front of the property, a brickweave driveway offers off-road parking for several vehicles, with a shingle area and gravel creating a neat and welcoming entrance to the home.



Ground Floor  
772 sq.ft. (71.7 sq.m.) approx.



1st Floor  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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