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Canfor Road, Rackheath, Norfolk, NR13 6SP

An ideal family home, situated at the heart of the popular Broadland village of Rackheath, with its variety of local shops and amenities including a newsagents and post office, village hall, primary school, public houses and a large playing field with children's play area. Located less than three miles north of the capital city centre, it provides a community lifestyle within commuting distance of Norwich.

Set back from the road, the property is approached over a brick weave frontage leading to an easy to maintain lawn garden. To the side, a hard standing driveway provides access to off-road parking and a garage. To the rear, a paved terrace extends away to an enclosed south east facing lawn garden bordered by mature shrubs. A gate at the rear of the garden provides additional access to the driveway and garage.

Well-presented throughout, the property enters into a hallway where separate internal doors lead into a cloakroom, a family lounge with feature fire place and a bay window and a separate dining room. Double doors in the dining room open out to the rear garden and a doorway leads through to a kitchen with a separate utility and access to the side. To the first floor there is a family bathroom and four bedrooms, all with built in storage and the master with an en-suite shower room.

The property is further complimented in its location, with access to the welcome dual Northern Distributor Road, creating significant agility to navigate the city to the north and beyond to the Coastline and renowned Norfolk Broads, whilst also creating efficient access to the dual Southern Bypass.



Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band D

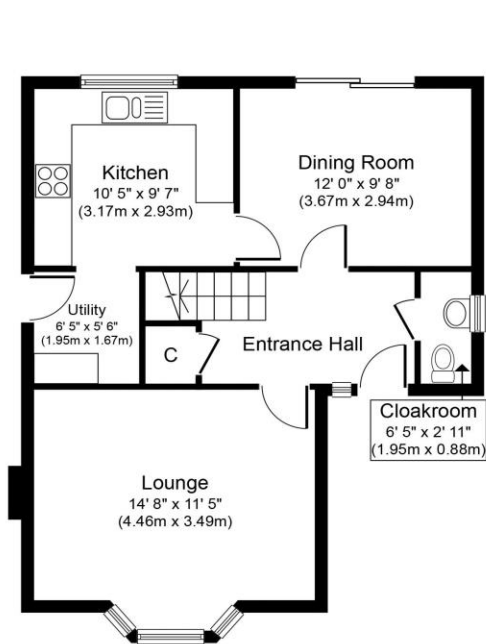


Off-Road
Parking

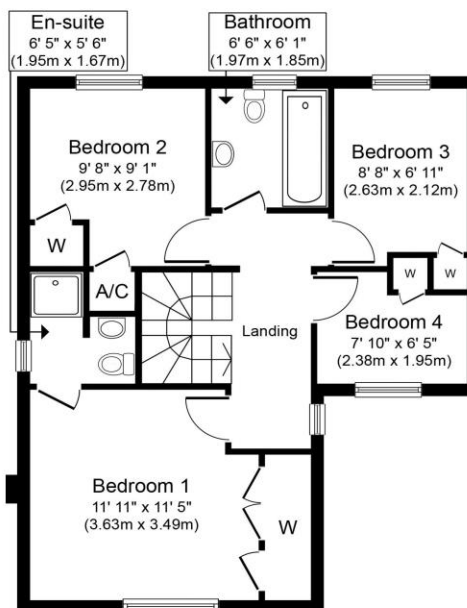


Garage

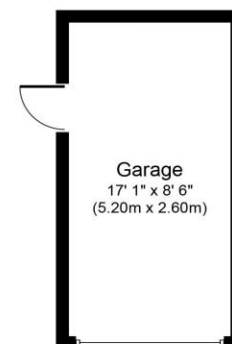




Ground Floor
Approximate Floor Area
546 sq. ft.
(50.7 sq. m.)



First Floor
Approximate Floor Area
538 sq. ft.
(49.9 sq. m.)



Garage
Approximate Floor Area
144 sq. ft.
(13.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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