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## Lonsdale Road, Rackheath, Norfolk, NR13 6QW

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A detached house that has been extended by the current owners to create a spacious and versatile family home. Situated at the heart of the Broadland village of Rackheath, conveniently located close to local amenities that include a variety of shops, a newsagents and post office, pharmacy, village hall, public house and a large playing field with children's play area. The village of Rackheath is readily accessible to the city of Norwich whilst also providing a community lifestyle on the outskirts of the city.

Set back from the road, on a generous plot, the property is approached over a shingle driveway providing off-road parking and access to a garage. To the rear, a paved terrace extends away to an enclosed south east facing, neatly maintained lawn garden with a timber wood store and storage shed.

Well-presented throughout the property's main entrance at the side leads into a hallway where separate internal doors provide access into two bedrooms, a cloakroom, a modern and bright kitchen dining room and a generous family lounge, with feature wood burning fireplace and double doors that lead out to the rear garden. To the first floor, a bathroom and two further bedrooms, one with an en-suite shower room completes the accommodation.

The property is further complimented in its location, with easy 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



Older



2 Bathrooms



1 Reception



4 Bedrooms



Tax Band D



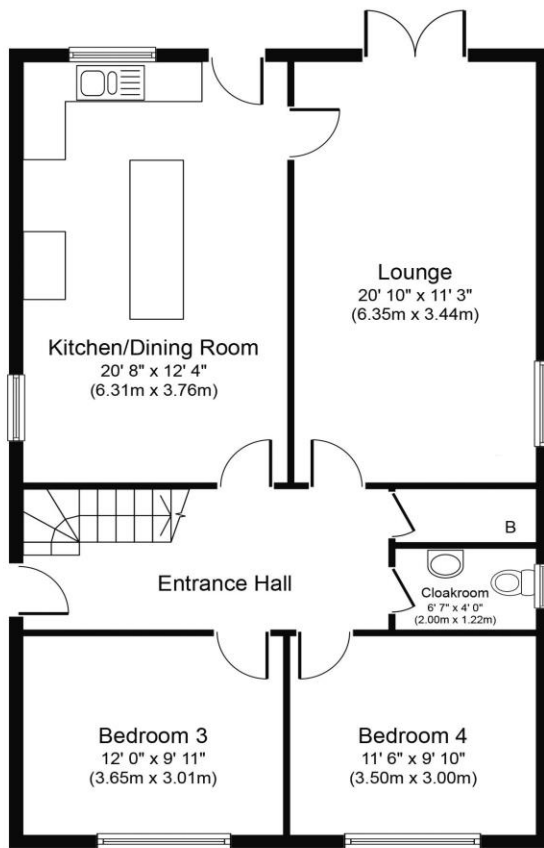
Off-Road  
Parking



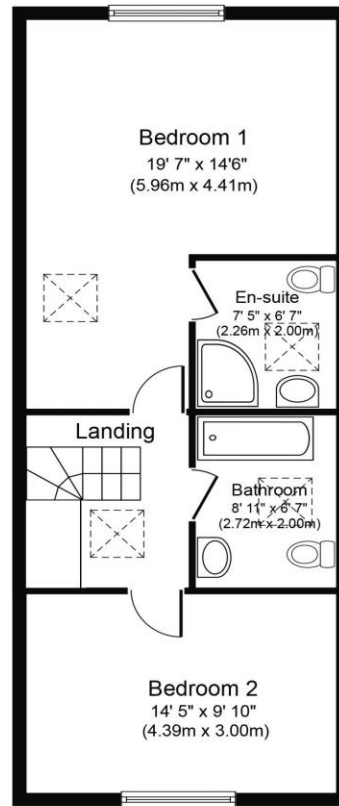
Garage







**Ground Floor**  
Approximate Floor Area  
917 sq. ft.  
(85.2 sq. m.)



**First Floor**  
Approximate Floor Area  
554 sq. ft.  
(51.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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