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89 Norwich Road , Norwich, Norfolk, NR13 6QQ

This detached family home is ideally positioned between the highly sought-after Broadland villages of Salhouse and Rackheath, set amidst tranquil countryside and just a stone's throw from the iconic Norfolk Broads. The location offers a superb balance of peaceful rural living with easy access to a wealth of local amenities, including well-regarded pubs, restaurants, and everyday essentials.

Set well back from the road, on a plot approaching one third of an acre, the property is accessed via a shingle driveway providing ample off-road parking and access to a double garage and a neatly kept front lawn garden. To the rear, a mature and well-maintained garden, enclosed by established hedging, offers both privacy and tranquillity—an ideal space for relaxation or entertaining.

Inside, the main entrance opens into a welcoming hallway, with separate doors leading to two spacious reception rooms, offering flexibility for family living, home working, or entertaining. To the rear, a stylish open-plan kitchen/dining room provides the heart of the home, complete with a separate utility room, convenient W.C., and double doors that lead out to the rear garden, enhancing the indoor-outdoor flow. Upstairs, the accommodation is completed by three and a modern family bathroom, offering comfortable and versatile space for families or visiting guests.

The property is further enhanced by its excellent transport connections, with convenient access to both the A47 Southern Bypass and Norwich's Northern Distributor Road (NDR), as well as nearby rail links offering direct service into Norwich city centre—making it an ideal base for commuting, leisure, and exploring everything Norfolk has to offer.

Detached	House	Older
1 Bathroom 1 Cloakroom	2 Receptions	3 Bedrooms
Tax Band D	Off-Road Parking	Double Garage

GARAGE
5.54 m x 9.67 m

LAUNDRY
1.65 m x 2.13 m

BREAKFAST ROOM
3.92 m x 1.83 m

WC
0.96 m x 1.23 m

KITCHEN
4.59 m x 2.73 m

LIVING ROOM
3.53 m x 5.19 m

DINING ROOM
3.48 m x 2.98 m

Entrance hall
1.46 m x 3.60 m

FLOOR 1

BEDROOM
4.46 m x 2.22 m

HALL
2.08 m x 4.68 m

BATH
2.41 m x 2.12 m

PRIMARY BEDROOM
3.53 m x 5.19 m

BEDROOM
4.59 m x 2.94 m
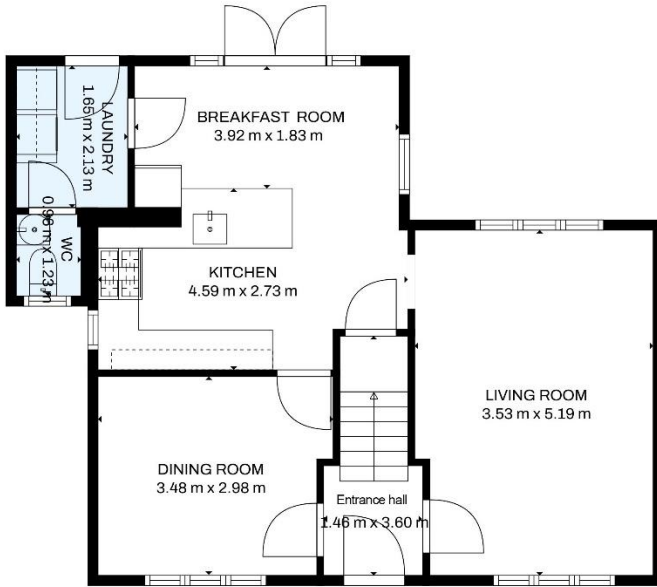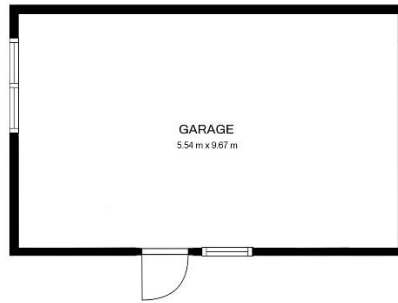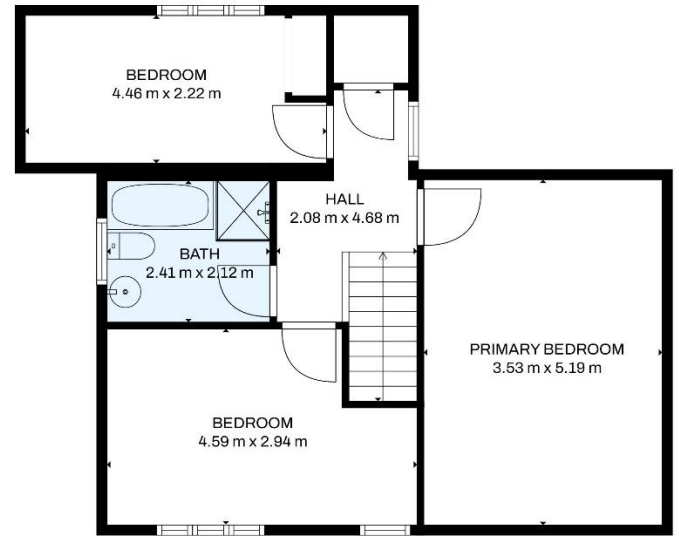
FLOOR 2

TOTAL: 114 m2
FLOOR 1: 58 m2, FLOOR 2: 56 m2
EXCLUDED AREAS: WALLS: 11 m2

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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