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18 Wilkinson Road, Rackheath, Norfolk, NR13 6SG

This well-presented, three-bedroom detached family home is ideally located near the heart of the sought-after Broadland village of Rackheath—a vibrant community on the outskirts of Norwich. The village offers a range of local amenities, including a primary school, the Sole and Heel public house, a playground, and easy access to countryside walks and cycle routes. All this, just five miles from the city centre, combines the benefits of rural living with urban convenience.

Set back from the road, the property is approached via a low-maintenance front garden and a hard-standing driveway to the side, offering off-road parking and access to a detached garage. The fully enclosed rear garden features a paved patio area—perfect for alfresco dining or entertaining—leading on to a neatly kept lawn with space for families and pets to enjoy.

Internally, the home has been tastefully updated by the current owner. A welcoming entrance hall gives access to a comfortable family lounge with a feature fireplace, flowing through to a bright and spacious kitchen/breakfast room, which in turn leads into a garden room that brings the outside in. A ground-floor cloakroom adds further practicality. Upstairs, the first-floor landing leads to a family bathroom and three well-proportioned bedrooms, two of which benefit from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, creating a private and restful retreat.

The property’s location is further enhanced by its excellent transport links, with convenient access to the Northern Distributor Road (NDR), providing swift routes around the city, to the Norfolk Broads, the coastline, and connections to the Southern Bypass—ideal for commuters or weekend explorers alike.



Detached



House



Modern



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band D



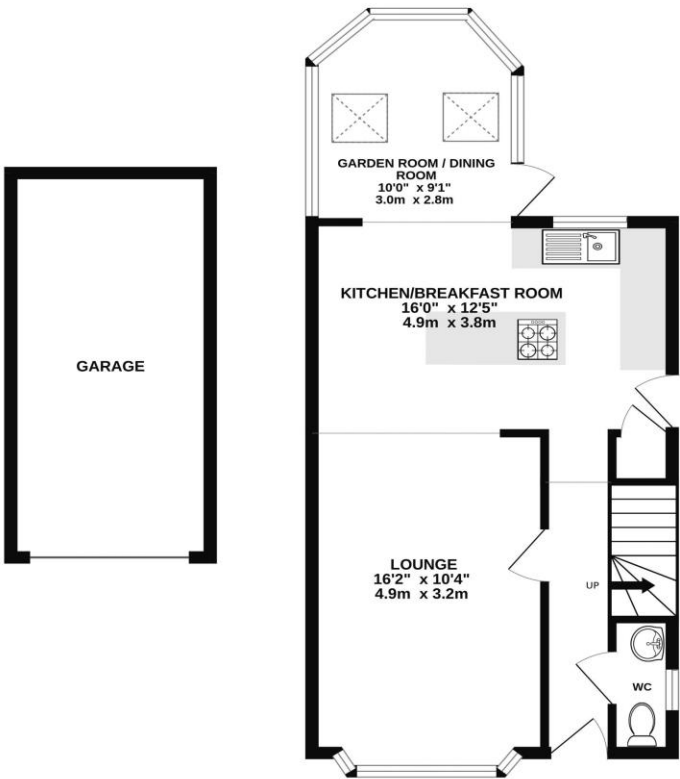
Off-Road
Parking



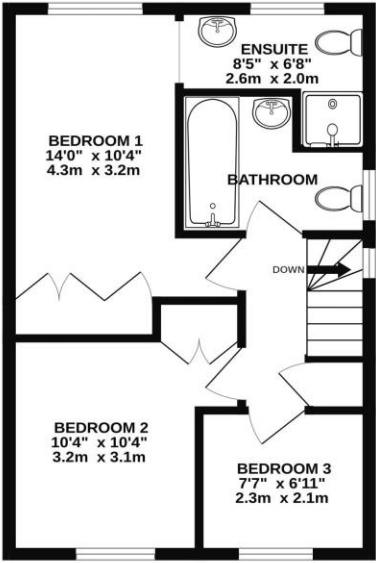
Garage



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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