



20 Vera Road

, Rackheath, NR13 6QP

Offers In The Region Of £400,000



This detached bungalow in Rackheath, near Norwich, offers surprisingly spacious accommodation with four ground-floor bedrooms, a generous conservatory, and a substantial first-floor loft room, totalling 1441 sq.ft. (133.9 sq.m.). The property benefits from a well-maintained layout, including an en-suite bedroom and a family shower room, and is offered with no onward chain, making it an ideal opportunity for families or those seeking flexible living space in a convenient village location.

- Four Bedrooms
- Gas Central Heating
- Ensuite to Master Bedroom
- Loft Room
- Conservatory
- Off Road Parking.



Arlington Park invites you to discover a property that defies expectations. Nestled in the sought-after village of Rackheath, this detached bungalow presents a masterclass in maximising space and flexibility. From the street, you might underestimate its size, but step inside and prepare to be amazed.

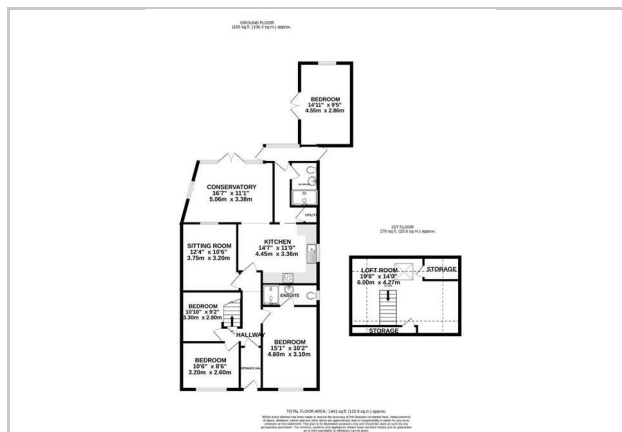
To use that over-used Estate Agent phrase this property really does have a TARDIS-Like Interior! The property's unique layout lends itself perfectly to flexible living arrangements. With its potential for an annexe, it's ideal for multi-generational families or those seeking separate living spaces.

The clever layout unfolds to reveal four generously sized bedrooms, including one with an en-suite, alongside a modern family shower room and just when you think you've seen it all, discover an unexpected bonus of a substantial loft room on the first floor. This versatile space offering the potential for a fifth bedroom or versatile living space, subject to the necessary approvals.

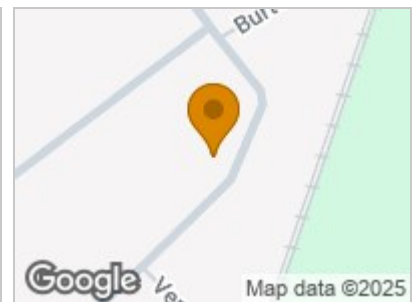
The heart of the home is a bright and airy kitchen, perfect for culinary enthusiasts, flowing seamlessly into the garden room/conservatory, complete with a warm roof and French doors. This versatile space, bathed in natural light, opens directly onto the garden, creating an ideal setting for entertaining or simply relaxing.

The rear garden is a haven of low-maintenance enjoyment, fully enclosed and thoughtfully hard landscaped. Two sheds and a storage area provide ample space for outdoor essentials. Adding to its charm are mature trees and shrubs, including a stunning Japanese Maple that bursts with colour when in bloom. To the front, a delightful cottage-style garden, brimming with mature plants and seasonal flowers, enhances the property's kerb appeal. The private driveway accommodates parking for two vehicles and offers convenient side access.

Rackheath offers the best of both worlds – a peaceful village setting with easy access to the vibrant city of Norwich. Enjoy local amenities including a village shop, a soon-to-be-opened doctor's surgery, a traditional pub, and regular bus services. The nearby towns of Sprowston, Salhouse, and Acle provide further options for shopping, dining, and leisure, as well as access to the stunning Norfolk Broads.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	