

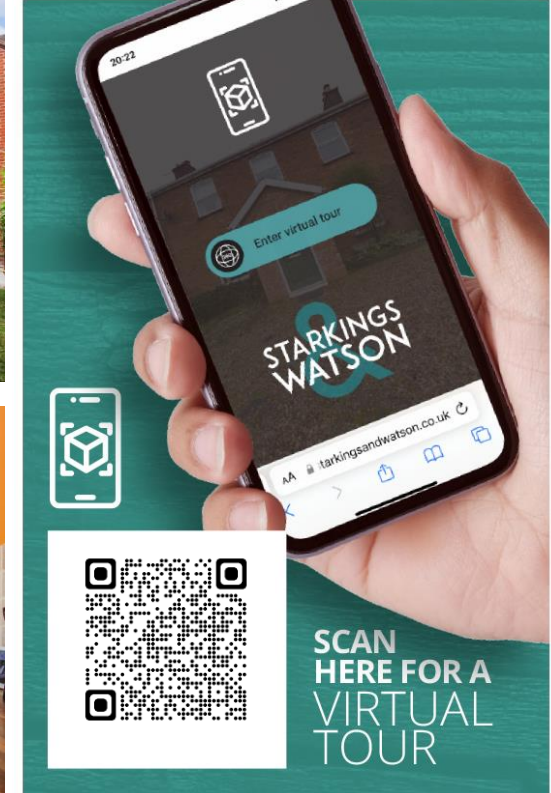
WILKINSON ROAD

Rackheath, Norwich NR13 6SG

Freehold | Energy Efficiency Rating : C

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- Sizeable Semi-Detached Home
- Large Driveway & Garage
- Hall Entrance with Cloakroom
- Modern Fitted Kitchen
- Open Plan Sitting/Dining Room
- Three Bedrooms
- Family Bathroom & En Suite Potential
- Enclosed & Well Stocked Gardens

IM SUMMARY

This sizeable semi-detached home occupies a POPULAR RESIDENTIAL LOCATION close to the Broadland Northway (NDR) and LOCAL AMENITIES including SCHOOLING, with a LARGE DRIVEWAY and GARAGE, PRIVATE ENCLOSED GARDENS, and a WELL MAINTAINED INTERIOR. With uPVC double glazing and a replacement GAS FIRED CENTRAL HEATING BOILER, the property is presented in move-in condition. Heading inside the entrance offers BUILT-IN STORAGE and the stairs to the first floor, with a cloakroom, MODERN FITTED KITCHEN and OPEN PLAN sitting/dining room with PATIO DOORS to the rear garden. Heading upstairs, THREE BEDROOMS and the FAMILY BATHROOM lead off the landing, including the main bedroom with BUILT-IN WARDROBES, and two windows giving EN SUITE POTENTIAL (stp). Heading outside, the REAR GARDEN is landscaped with a MAIN LAWN, and TWO PATIOS - one spanning the width of the property, and the other NESTLED to the rear of the garage.

LOCATION

Rackheath is a small village found to the North East of the Cathedral City of Norwich. Located approximately five miles from the City Centre the village offers a variety of small shops, food outlets, public house and a regular bus service into Norwich. A short drive away are the larger villages of Acle and Brundall which offer train stations, and of course some of the other smaller villages including Ranworth and Reedham offers access to a range of activities on the Norfolk Broads.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 6SG), but to help you...Leave Norwich Salhouse Road in Sprowston and follow the road until the Northern Broadway roundabout, head straight over at the roundabout and proceed along until a further roundabout where you can take the first exit onto Green Lane West. Continue on to Green Lane West and then take a right on to Wilkinson Road, where the property can be found on the left hand side, indicated by our For Sale board.

Set back from the road behind a lawned front garden, a range of hedging encloses the garden, with mature planting and a hard standing driveway. Access leads to the garage, with a path leading to the main entrance door.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:

KITCHEN

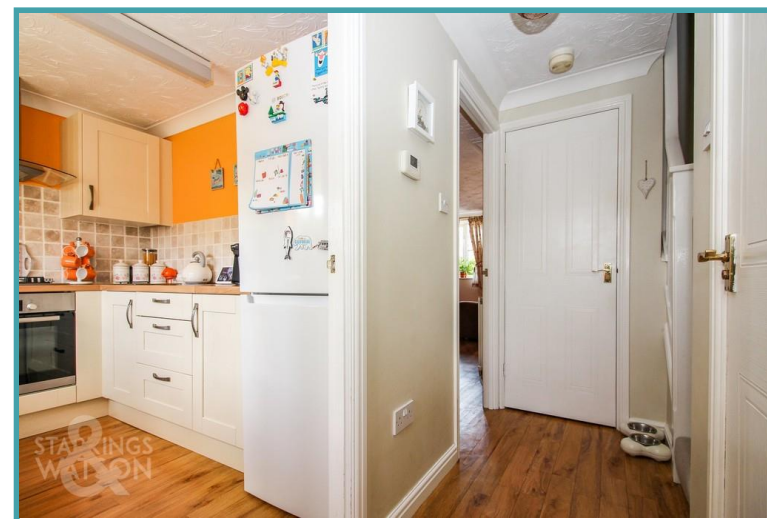
9' 1" x 7' 6" (2.77m x 2.29m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset gas hob, built-in electric oven and extractor fan over, integrated dishwasher, space for fridge freezer, space for washing machine, wood effect flooring, uPVC double glazed window to front, coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C., wall mounted hand wash basin, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to front, electric fuse box, coved ceiling.

SITTING/DINING ROOM

16' 5" x 15' 4" Max (5m x 4.67m) Wood effect flooring, radiator x2, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear, television and telephone points, coved



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ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, doors to:

DOUBLE BEDROOM

13' 4" x 10' 1" Max (4.06m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to rear x2, television and telephone points, built-in double wardrobe x2.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, shaver point, extractor fan, vinyl flooring, radiator.

BEDROOM

10' 1" x 7' 3" Max (3.07m x 2.21m) Fitted carpet, radiator, uPVC double glazed window to front.

BEDROOM

10' 9" x 7' 10" Max (3.28m x 2.39m) Fitted carpet, radiator, uPVC double glazed window to front, cupboard housing wall mounted gas fired central heating boiler.

OUTSIDE

Leading from the sitting room, a patio extends the full width of the property, with a central lawn, and range of mature shrubbery and hedging. The garden offers a fantastic proportion, with secondary patio which is perfectly placed for the afternoon sun, at the rear of the garage. Gated access leads to the drive, whilst the garden also offers an outside water supply.

GARAGE

16' 11" x 8' 2" (5.16m x 2.49m) Up and over door to front, storage above, power and lighting.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

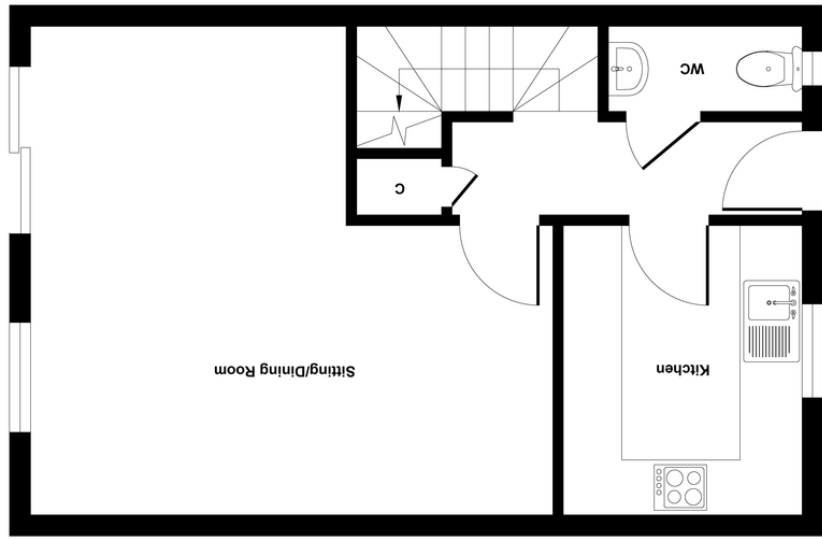
Price:



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Ground Floor
Approximate Floor Area
371 sq. ft.
(34.46 sq. m)
Approx. Gross Internal Floor Area 742 sq. ft / 68.92 sq. m



First Floor
Approximate Floor Area
371 sq. ft.
(34.46 sq. m)

