

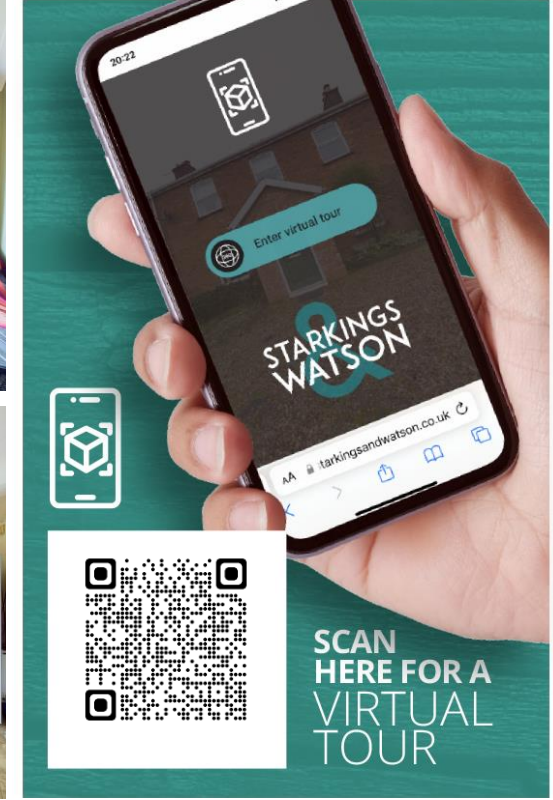
VERA ROAD

# Rackheath, Norwich NR13 6QN

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Approx. 1/4 Acre Plot (stms)
- Updated & Modernised
- Open Plan Kitchen/Dining Room
- Income Generating Solar Panels
- Extension Potential (stp)
- Two Bedrooms
- Newly Fitted Shower Room

### IN SUMMARY

This DETACHED BUNGALOW has undergone various UPDATING and MODERNISING, whilst occupying a plot of approximately 1/4 ACRE (stms) - with EXTENSION and DEVELOPMENT POTENTIAL (stp). With SOLAR PANELS installed, producing in the region of £800 PA, works which have progressed include extensive re-plastering, re-wiring and a NEW SHOWER ROOM. The accommodation includes a hall entrance with STORAGE, sitting room with PICTURE WINDOW and feature fire place, L-SHAPED KITCHEN/DINING ROOM with FRENCH DOORS to the garden, the main bedroom with WARDROBES, wet room, and SECOND BEDROOM which was ORIGINALLY SPLIT to create a total of THREE BEDROOMS. The gardens offer a GARAGE and WORKSHOP, with a main lawned area, OAK TREE, and huge potential to enjoy the SOUTH SUN.

### SETTING THE SCENE

From the road a low level brick wall encloses the front garden which is laid to lawn and complete with various planting. The adjacent shingle driveway

allows for ample parking both side by side and in tandem, leading to the garage and gated rear garden.

### THE GRAND TOUR

The uPVC side door takes you into the hall entrance which is undergoing the final stages of renovation with flooring and skirting board to be installed. A cupboard offers storage, whilst doors lead off to all rooms. On your right, the sitting room can be found, centred on the feature fireplace, with newly fitted carpet and a window to front. Opposite, the L-shaped kitchen/dining room can be found, with storage cupboards to three sides, and a further built-in cupboard. Tiled effect flooring runs underfoot, with three windows, a door and French doors flooding the room with natural light, whilst enhancing the view over the garden. There is ample room for a table, including room for white goods, and integrated cooking appliances. Back to the hall, the first double bedroom includes a window to front and built-in wardrobes, with the main bedroom being completed with new flooring, and new French doors also installed to provide that perfect garden view. The shower room is undergoing completion, but will offer a brand new three piece suite and splash backs.

### THE GREAT OUTDOORS

Heading outside, a large patio runs across the rear of the property, with ample room for a table and outside dining. Enclosed to all sides with a mixture of hedging and fencing, the garden is laid to lawn and finished with various planted borders, along with a feature oak tree. A summer house and shed offer storage, with access to the garage.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



### OUT & ABOUT

The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. Within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

### FIND US

Postcode : NR13 6QN

What3Words : ///extra.loans.dates

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

The property includes solar panels producing a feed in tariff - producing on the region of £800 PA.

**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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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
877.42 ft<sup>2</sup>  
81.52 m<sup>2</sup>

