



Buckle Way, Rackheath - NR13 6UN

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HYBRID ESTATE AGENTS





## Buckle Way

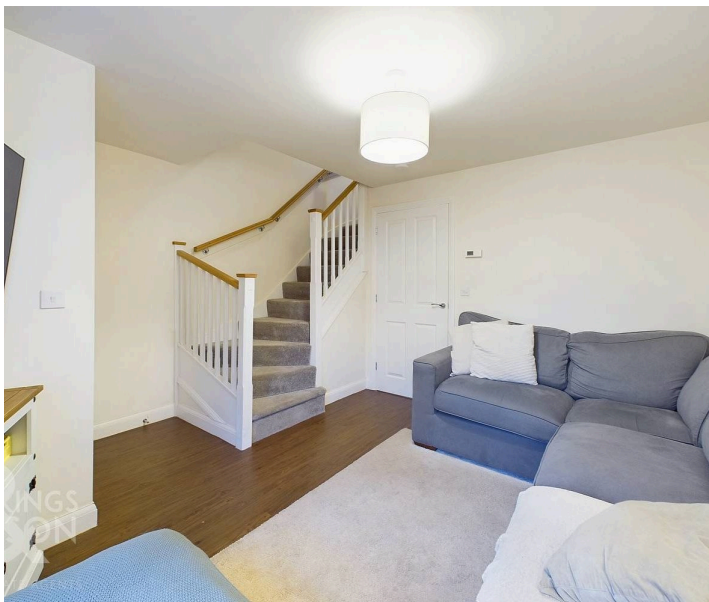
Rackheath, Norwich

Built in 2022, this IMMACULATE semi-detached home is presented in AS NEW CONDITION, with the additions of ATTRACTIVE WOOD PANELLING and an eye catching decor. The property enjoys a LARGE SOUTH FACING GARDEN which is ready for further landscaping, whilst a TANDEM DRIVEWAY sits to the side. The porch entrance takes you to the SITTING ROOM with wood panelling, with the W.C and KITCHEN beyond. FRENCH DOORS onto the GARDEN offer a LIGHT and BRIGHT interior, with AMPLE STORAGE and INTEGRATED COOKING APPLIANCES. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the main bedroom to front complete with WOOD PANELLING and a STORAGE CUPBOARD, whilst the second enjoys the SOUTH ASPECT with CONTRASTING DECOR. The family bathroom completes the property, with a SHOWER over the bath.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





- 2022 Built Home
- Large South Facing Gardens
- Tandem Tarmac Driveway
- Porch Entrance
- Sitting Room with Wood Panelling
- Kitchen with French Doors to Rear
- Two Double Bedrooms
- W.C & Family Bathroom with Shower

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.

#### SETTING THE SCENE

Approached via a lawned front garden with a range of planting, a tandem hard standing driveway leads adjacent, with access to the rear garden.



## THE GRAND TOUR

Heading inside, the porch entrance is finished with wood effect flooring and a radiator, with the door taking you to the main sitting room with stairs rising to the first floor landing. Attractive wood panelling has been installed to the feature wall, with a window to front and space for soft furnishings and television. A door takes you to the open plan kitchen/breakfast room with a useful built-in under stairs storage cupboard and ground floor W.C - with a white two piece suite and tiled splash-backs. The kitchen runs the width of the house with French doors and full height windows to the rear garden, with a range of built-in storage cupboards and integrated cooking appliances including a gas hob and electric oven with a stainless steel splash back and extractor fan above. Space is provided for general white goods, with a cupboard housing the wall mounted gas fired central heating boiler.

Heading upstairs, the carpeted landing offers a loft access hatch and leads to two double bedrooms with a larger sitting to the front with attractive wood panelling to the main feature wall, and useful built-in storage cupboard, with the second bedroom facing to the rear with a contrasting decor and garden views. The family bathroom serves both bedrooms with a white three piece suite including tiled splash-backs, shower over the bath and tile effect flooring.

## FIND US

Postcode : NR13 6UN

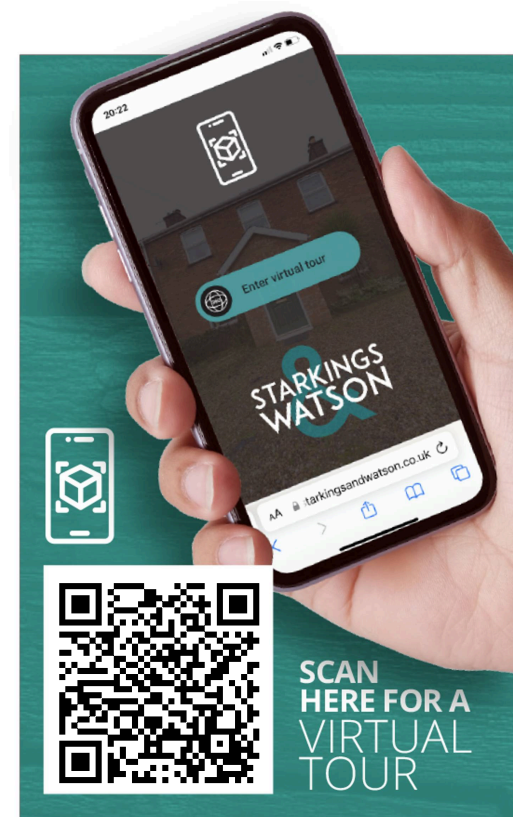
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## VIRTUAL TOUR

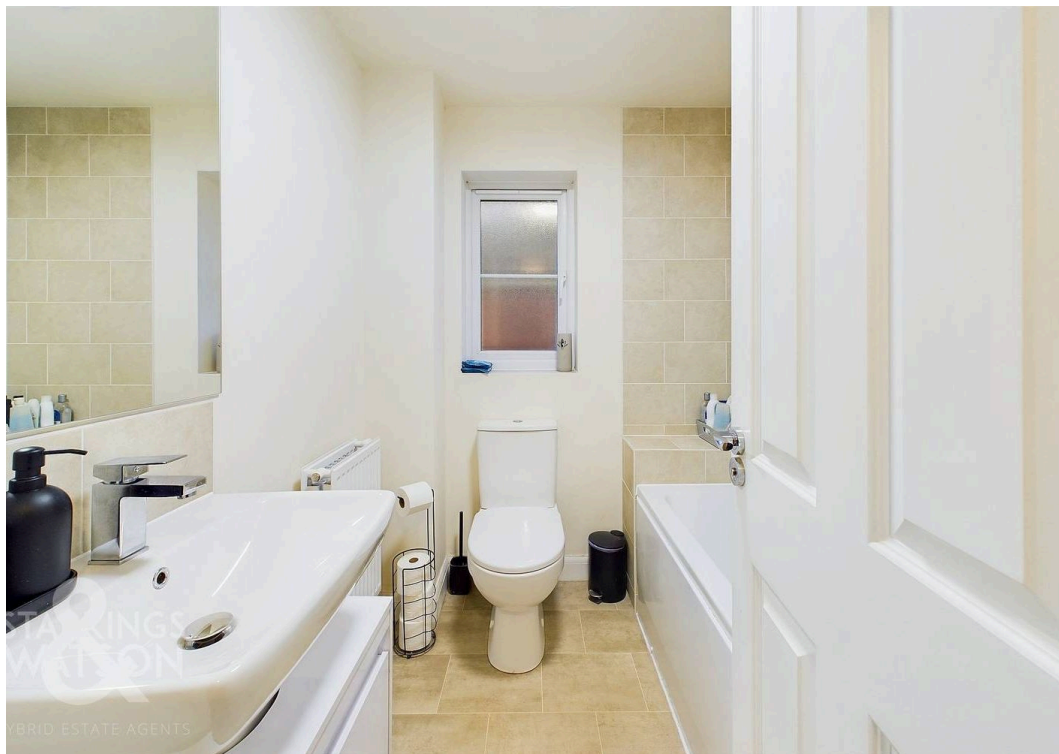
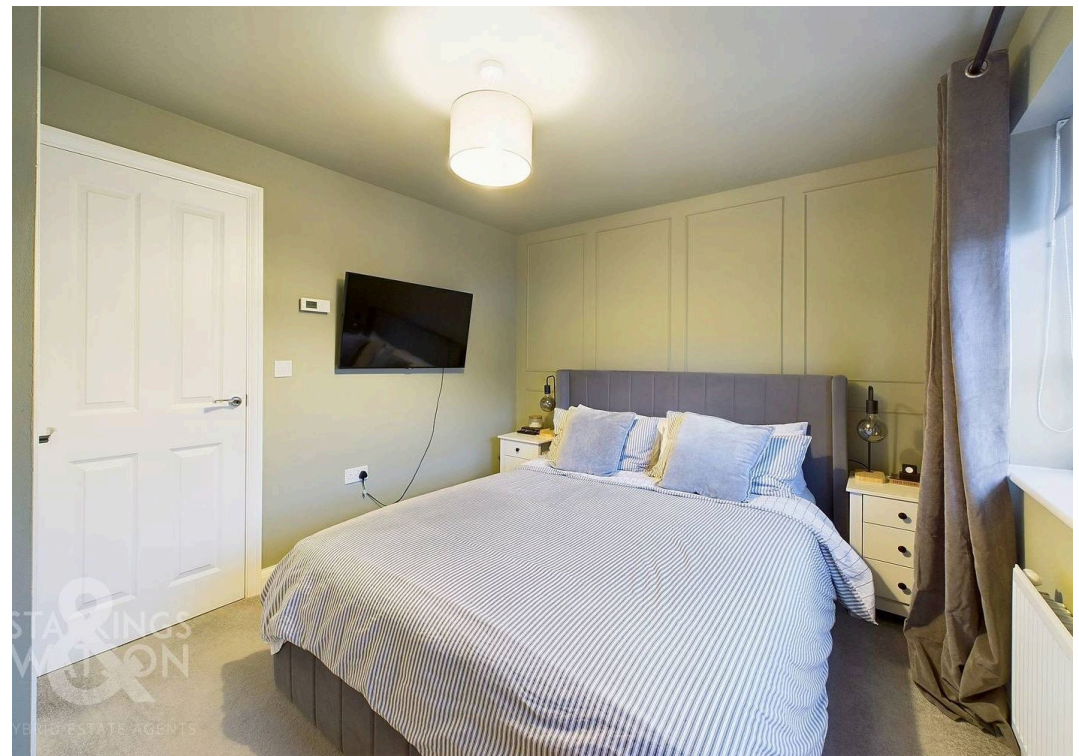
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Annual service charges are due for the upkeep of communal green space on the development.











## THE GREAT OUTDOORS

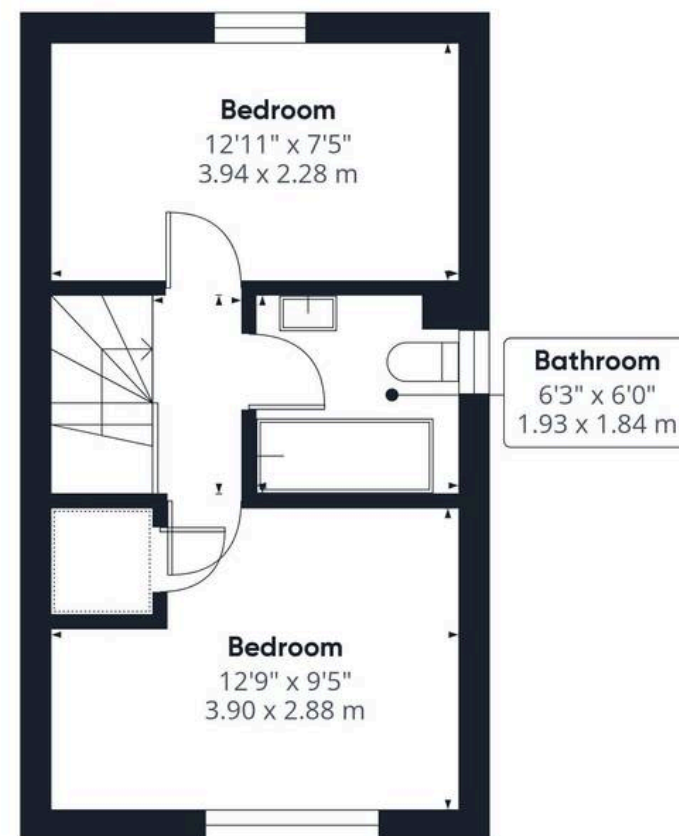
Heading outside, the south facing rear garden is fully enclosed with timber panel fencing, whilst being laid to lawn, with an area of patio which leads directly from the French doors in the kitchen. A useful gated access to the side leads to the driveway and parking area with huge potential to further landscape the garden.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

555.96 ft<sup>2</sup>

51.65 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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