



Salhouse Road, Rackheath - NR13 6AA

**STARKINGS
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HYBRID ESTATE AGENTS



Salhouse Road

Rackheath, Norwich

Having been SYMPATHETICALLY UPDATED and REFURBISHED, this substantial 2875 Sq. ft (stms) DETACHED FAMILY HOME includes a HEATED SWIMMING POOL and 0.27 ACRE PLOT (stms). With THREE NEW BATHROOM INSTALLATIONS in recent years, the gas fired CENTRAL HEATING has been REPLACED, along with a new electric fuse box and AIR SOURCE HEATING SYSTEM for the swimming pool. The internal accommodation includes a GRAND 23' HALL ENTRANCE, leading into a private STUDY which is tucked away from the main reception space. The 27' triple aspect sitting room is SIZEABLE ROOM with a feature CAST IRON WOOD BURNER which creates a cosy feel. From the hall, a separate dining room, utility room and W.C lead off, along with the 18' KITCHEN/BREAKFAST ROOM - fully fitted with storage and appliances. The covered seating area and SWIMMING POOL lead from the kitchen, with PANORAMIC GARDEN VIEWS. Upstairs, the GALLERIED LANDING includes storage, with FOUR BEDROOMS leading off. The main TRIPLE ASPECT BEDROOM enjoys a LUXURIOUS and SUMPTUOUS EN SUITE with GOLD FITTINGS, including a GRAND DEEP BATH with its tiled surround. The guest bedroom also enjoys an EN SUITE SHOWER ROOM in a contemporary MATT BLACK FINISH, with a further W.C and FAMILY BATHROOM also sitting off the landing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial Detached Home with Swimming Pool
- Approx. 2875 Sq. ft (stms)
- Approx. 0.27 Acre Plot (stms)
- High Specification & Sympathetic Interior
- 23' Hall Entrance & Private Study
- 27' Triple Aspect Sitting Room with Wood Burner
- Open Plan Kitchen/Breakfast Room & Separate Dining Room
- Four Bedrooms & Two En Suites

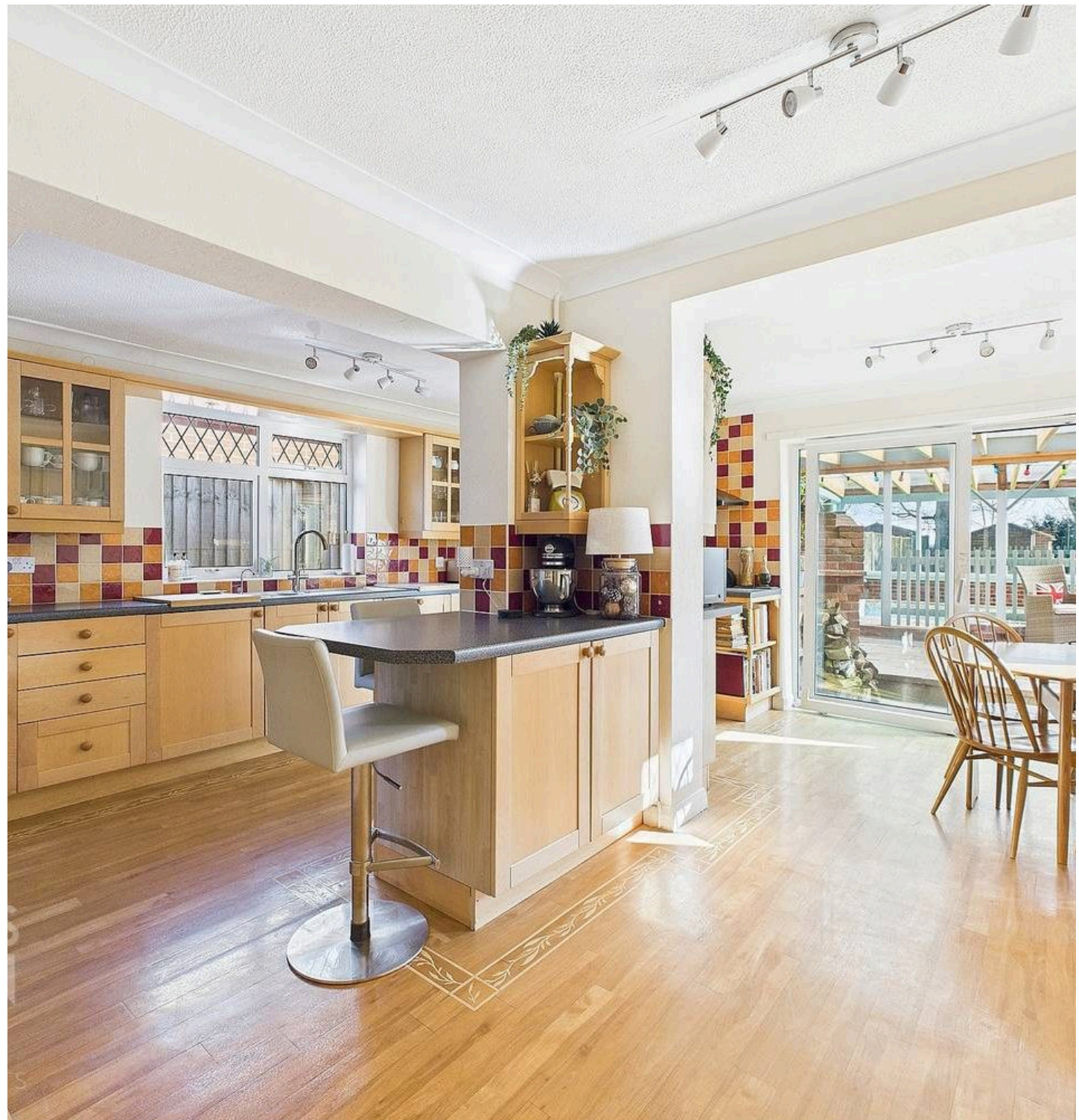
The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. Within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and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

SETTING THE SCENE

Occupying a prominent position tucked away behind mature high level hedging, a shingle driveway offers ample parking and turning space with access leading to the double garage, EV charging point and main property. Lawned gardens and planted borders can be found to front, with gated access leading to the rear garden. The front porchway offers a covered meet and greet space with a door taking you inside.

THE GRAND TOUR

The hall entrance is an expansive room with fitted carpet flowing underfoot, with a range of built-in storage and stairs rising to the first floor landing.



As you enter, to your left hand side a ground floor study can be found, creating the perfect separation and work life balance, or of course a ground floor bedroom with dual aspect windows to front and side, built-in storage and fitted carpet underfoot. The formal sitting room sits adjacent running the full length of the house with triple aspect windows and a feature cast iron wood burner creating a warm and cosy space despite the vast proportions of the room. Fitted carpet runs underfoot with French doors leading out and wall lighting installed. To the rear of the property sits the formal dining room, with windows to rear and fitted carpet underfoot, while sitting adjacent to the main kitchen with potential to open plan the space if required. From the hall entrance a useful utility room leads off with space for laundry appliances and storage with room for a washing machine, tumble dryer and fridge freezer. The ground floor WC has been upgraded to offer a period style suite with storage under the hand wash basin, wood panelling tiled splash backs and built-in storage. The open plan kitchen/dining room sits the rear of the property with an extensive range of wall and base level units, built-in breakfast bar and space for a dining table. Sliding patio doors take you to the covered seating area and pool, creating the ideal entertaining space, whilst there is room provided for a range style gas cooker with ample work surface space, a matching dresser style unit with glazed display cabinets and further storage. A range of fitted cupboards run to the right hand side, with a door taking you to a rear porch way where the gas fired central heating boiler can be found.

The covered seating area from the kitchen creates the ideal flow into the pool area which is separated with timber picket fencing for safety. The terrace style feel is the ideal space on a warm day, with doors leading outside, and a pizza oven which could be recommissioned and brought back into service if required. The 8.5m pool is heated with a newly installed air source heat pump and enjoys garden views.

Stairs rise to a central galleried landing, with a range of built-in storage cupboards and doors leading off to the bedroom and bathroom accommodation. Starting in the main bedroom, triple aspect windows face to front, side and rear, creating a light and bright feel with attractive garden views and fitted carpet underfoot. A door takes you to a luxurious en suite bathroom with a step taking you to the tile deep bath which enjoys a sumptuous feel, along with the walk-in double shower cubicle with its thermostatically controlled rainfall shower. The hand wash basin and vanity unit creates a focal point to the room with wall lighting and a matching mirror whilst all fittings from the taps to the tower rails are finished in gold, whilst windows facing to the side and rear flood the room with natural light. Adjacent to the main bedroom, a walk-in wardrobe can be found, providing an extension to the main suite. The second and third double bedrooms can be found both enjoying a light and bright feel, with the larger boasting dual aspect views and a further en suite which is completed in a contemporary style with black taps and finishing touches.

A feature twin head thermostatically controlled rainfall shower sits to one side, with storage under the hand wash basin and a heated towel rail to the wall. The smaller of the bedrooms enjoys garden views and is currently used as a snug area, with fitted carpet underfoot. Completing the property, a separate WC with a hand wash basin can be found, along with the formal family bathroom which offers a white three piece suite including a shaped panelled bath with a digitally controlled rainfall shower and glazed shower screen.

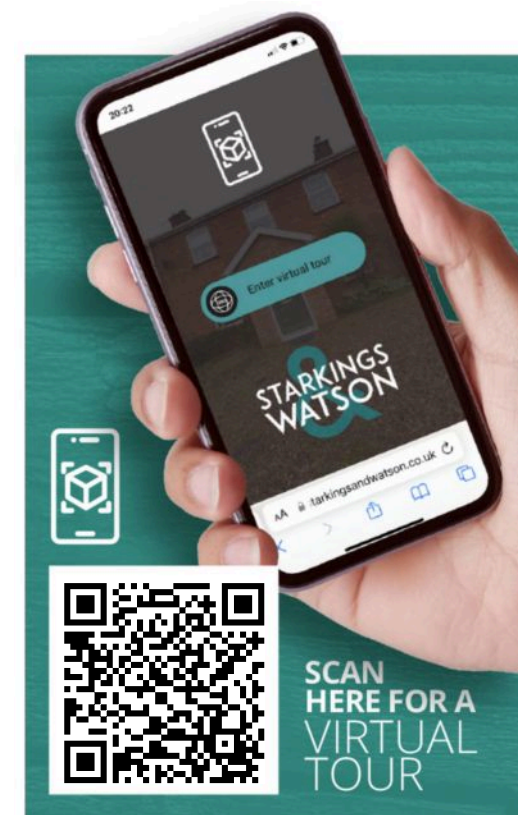
FIND US

Postcode : NR13 6AA

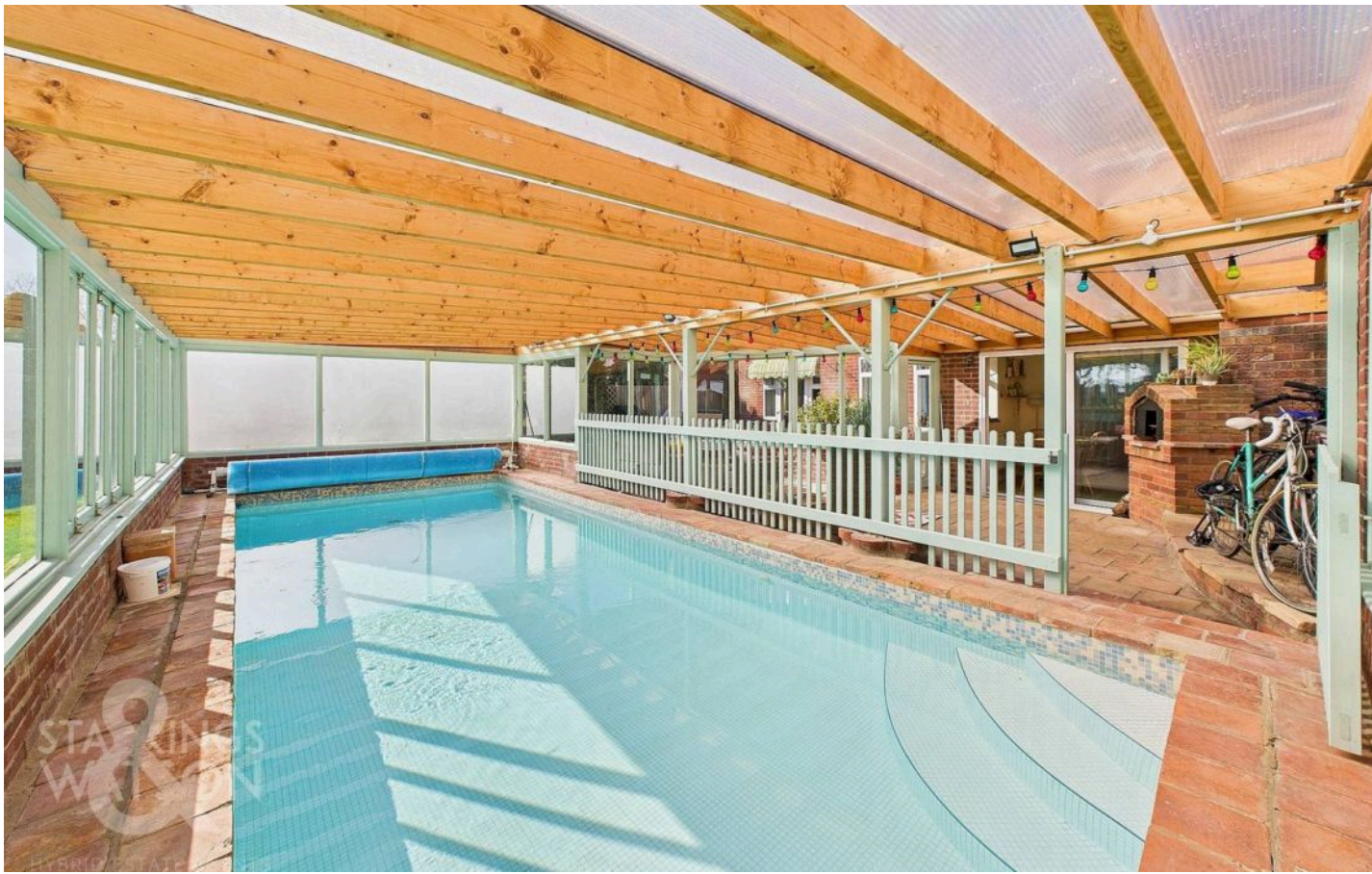
What3Words : ///stack.jams.stones

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Enjoying a 0.27 acre plot (stms), the rear gardens are private and secluded, whilst backing onto the village trainline. The ideal rural retreat, the garden is split into two sections. Firstly, a patio seating area can be found from the sitting room French doors, sitting adjacent to the pool and covered seating area. The lawned gardens open up with fencing to both sides, various trees and shrubbery, along with a timber built shed. The pool area is supported by a plant area which is located to the side. Parking can be found to the front, including a detached double garage with twin doors to front, storage above, power and lighting and EV Charger by the garage.

Double garage

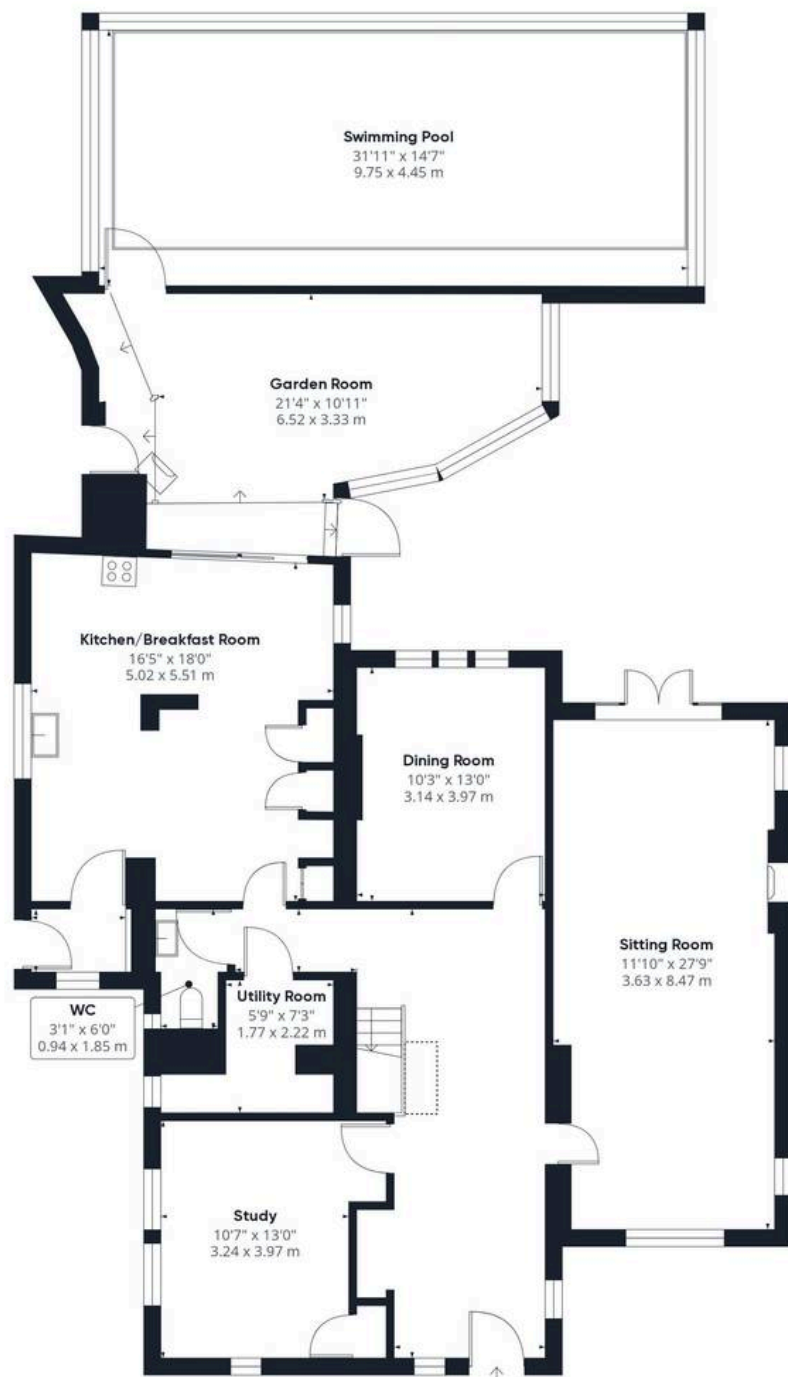
2 Parking Spaces

Driveway

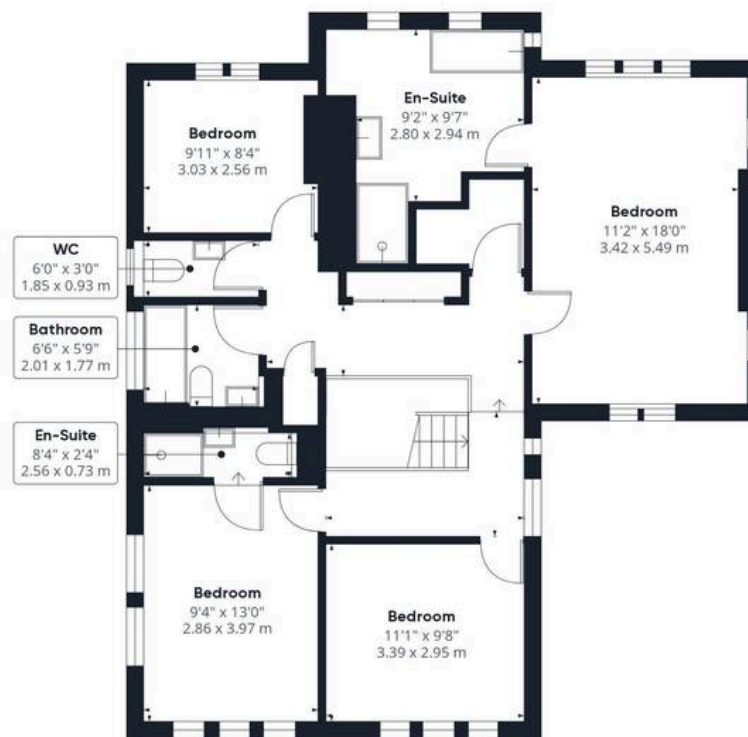
6 Parking Spaces

EV charging





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2875.28 ft²

267.12 m²

Reduced headroom

7.5 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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