



Salhouse Road, Rackheath - NR13 6QH





## Salhouse Road

Rackheath, Norwich

NO CHAIN. Located on the FRINGES of RACKHEATH, close to the VILLAGE CENTRE and NDR for ACCESS around the County, this impeccably presented DETACHED CHALET presents a unique opportunity for those seeking a STYLISH and MODERN HOME. Boasting a RECENT RENOVATION throughout, this property is offered with no chain, providing a seamless transition for the new owners. The LIGHT FILLED INTERIORS impress with a hall entrance introducing brand new stairs with CONTEMPORARY GLASS BALUSTRADES leading up to the TWO DOUBLE BEDROOMS on the first floor, with the THIRD BEDROOM being downstairs. The 24' SITTING/DINING ROOM includes a TRIPLE ASPECT and WOODBURNER, whilst the heart of the home lies in the beautifully designed KITCHEN featuring modern fittings, ample storage, and GARDEN VIEWS, while a LUXURIOUS BATHROOM on the ground floor is complete with PORCELAIN TILING and QUARTZ SURFACES, whilst offering both a shower and a bath for ultimate relaxation.



The replacement windows and doors ensure efficiency and style, and ample parking alongside a garage completes the practicality of this charming property. THE GREAT OUTDOORS beckons with this property highlighting a large rear garden set on a 0.16-acre plot (STMS) with a private non-overlooked rear aspect, perfect for outdoor entertaining and relaxation.

- No Chain!
- Renovated & Updated Detached Chalet
- Large Plot with Ample Parking & Garage
- Replacement Windows & Doors
- Hall Entrance with New Stairs including Glass Balustrades
- Newly Fitted Kitchen with Garden Views
- Luxury Bathroom with Shower & Bath
- Three Bedrooms Over Two Floors
- Fully Re-Wired and Re-Plumbing

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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 shingle driveway, the property is set back from the road with hedging to the front and side boundaries, with ample off road parking and turning space. Gated access leads to the rear garden with a door taking you to the main hall entrance.

## THE GRAND TOUR

Once inside, woodblock flooring runs underfoot with a bespoke staircase including glazed balustrades allowing natural light to flow through the room. The ground floor study or bedroom can be found to your left as you enter, with newly fitted carpet underfoot and a front facing uPVC window. The adjacent sitting/dining room offers triple aspect views to the front, side and rear, with fitted carpet and a feature fireplace including an inset cast iron woodburner whilst French doors lead out to the rear garden. The ground floor family bathroom has been modernised to include a bespoke and luxurious four piece suite including a feature vanity hand wash basin with useful storage below and Quartz surface, large double ended bath and walk-in wet room style shower with a twin head thermostatically controlled rainfall shower and porcelain tile splash-backs. Completing the ground floor is the kitchen which has been re-fitted with high gloss range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with an extractor fan above, whilst the large window enjoys garden views beyond. Space is provided for a fridge freezer and washing machine, with the dishwasher being integrated along with a large built-in double storage cupboard at the end of the kitchen whilst the door takes you to the rear garden.

Heading upstairs, two double bedrooms lead off the main landing, both finished with new fitted carpet and uPVC double glazing with large eaves storage access from both bedrooms and from the landing itself. Further potential exists to incorporate more of the roof space within the property for a third bedroom or first floor bathroom subject to necessary planning.

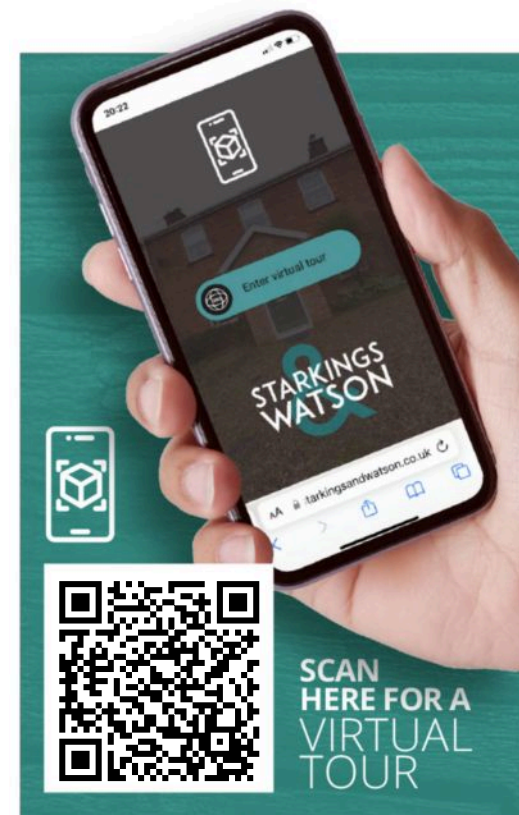
## FIND US

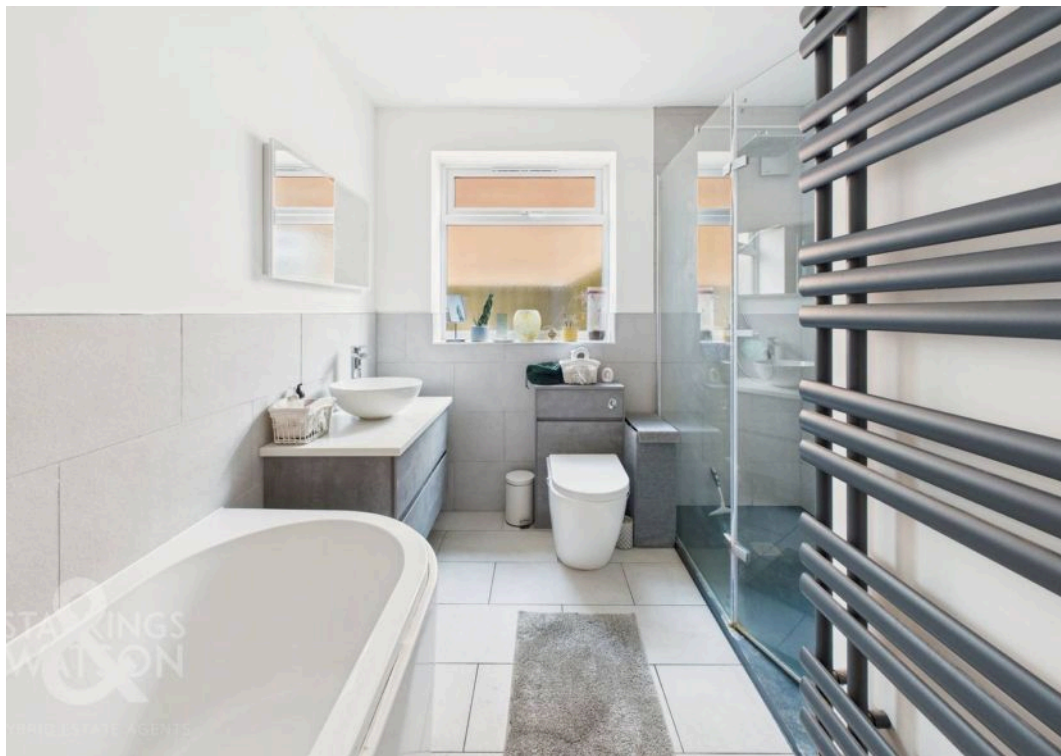
Postcode : NR13 6QH

What3Words : ///fuels.violin.poems

## VIRTUAL TOUR

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









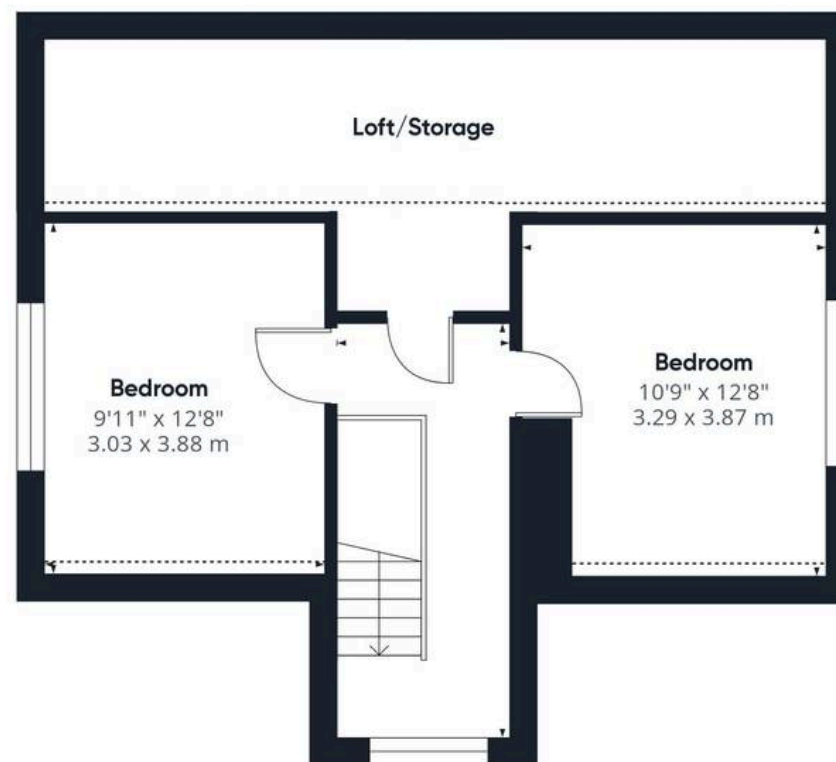
## THE GREAT OUTDOORS

Occupying a 0.16 acre plot (stms), the large rear garden enjoys a private non-overlooked rear aspect with a hard standing seating area. Leading from the rear of the property, French doors from the sitting room and a door from the kitchen lead out onto the garden. Laid to lawn with mature planting to both sides, a variety of trees and hedge run along the boundaries, with a useful greenhouse. The adjacent garage is accessed via an up and over door to front, with a door to side, power and lighting.





Ground Floor



Floor 1

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

993.18 ft<sup>2</sup>

92.27 m<sup>2</sup>

**Reduced headroom**

20.19 ft<sup>2</sup>

1.88 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





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