



Wilkinson Road, Rackheath - NR13 6SG



Wilkinson Road

Rackheath, Norwich

VENDORS FOUND their next home! A much LOVED DETACHED FAMILY HOME, extended to over 1300 sq. ft (stms), the property sits on the FRINGE of this ESTABLISHED DEVELOPMENT. Boasting an EXCELLENT HALL as a MEET and GREET SPACE, with a spacious 16' SITTING ROOM, complemented by an open plan FAMILY ROOM and a GARDEN ROOM - creating versatile living spaces. The MODERNISED and RE-FITTED KITCHEN with a separate UTILITY ROOM caters to all your culinary needs, with a RANGE of INTEGRATED APPLIANCES and GARDEN VIEWS, while a convenient W.C and ground floor STUDY providing the perfect spot for a home office. Upstairs, FOUR BEDROOMS lead off the landing, with a MODERNISED EN SUITE SHOWER ROOM and re-fitted FAMILY BATHROOM including a SHOWER over the bath and INTEGRATED TV. Step into the great outdoors and discover the FULLY ENCLOSED and landscaped GARDEN space, surrounded by timber panelled fencing for privacy. Enjoy the fresh air on the timber decked seating area, accessible through the garden room French doors, or relax on the patio corners.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Motivated Vendor!
- Extended to Over 1300 Sq. ft (stms)
- Detached Home on Fringe of Established Development
- 16' Sitting Room, Family Room & Garden Room
- Modernised & Refitted Kitchen with Separate Utility Room
- Ground Floor Study
- Four Bedrooms
- W.C, En Suite & Family Bathroom

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

Situated at the front of this modern development and set back from the road, the property is approached via a brick-weave driveway, providing ample off road parking for several vehicles with further space at the side of the property and the integral storage garage.



THE GRAND TOUR

Once inside, a welcoming hall entrance provides the ideal meet and greet space with wood effect flooring underfoot. Stairs rise into the first floor landing with a useful built-in storage cupboard below. Immediately as you enter, on your right hand side is the modernised ground floor cloakroom with a white two piece suite including fully tiled walls with useful storage under the hand wash basin. The sitting room sits opposite the front facing window with fitted carpet underfoot, and an opening to the adjacent family room. This versatile space can be enclosed with double doors from the sitting room, which currently offers an extension to the main living space with doors taking you to the garden room beyond which creates the ideal dining space, and adjacent kitchen with potential for further open plan living. This versatile space is finished with wood effect flooring underfoot for ease of maintenance. The garden room sits behind double doors with continued wood effect flooring underfoot, window to side and rear along with a set of French doors to the rear decked seating area, vaulted ceiling above and heating installed for all year round use. The kitchen has been modernised and re-fitted with an extensive range of wall and base level units including attractive work surfaces and space for a range style gas cooker, with tiled splash-backs and an extractor fan over, tiled flooring runs underfoot with integrated appliances including a fridge freezer and dishwasher, whilst a door takes you back to the hall entrance and an opening takes you to the adjacent utility room finished in a matching style with contrasting wall units. There is space for laundry appliances including a washing machine and tumble dryer, with a door taking you to the rear garden, feature vertical radiator, and a door taking you to the ground floor study - forming part of the original garage. The study room is a private hideaway with wood effect flooring underfoot, window to side and smooth ceiling above.

Heading upstairs, the carpeted landing includes a loft access hatch, large built-in airing cupboard and doors taking you to the four bedrooms. The main bedroom sits towards the front of the property with fitted carpet underfoot and a range of built-in double wardrobes, with attractive wood panelling to the feature wall and front facing window. A door leads off to the en suite shower room with an attractive white three piece suite including a walk-in shower cubicle complete with a rainfall shower, fully tiled walls, and heated towel rail. The second bedroom enjoys garden views with a further range of built in triple wardrobes, with bedrooms three and four located to the opposite end of the property with the larger of the two bedrooms including a built-in over-stairs storage cupboard. Completing the property is the family bathroom, modernised with a white three piece suite including a Jacuzzi style bath with a thermostatically controlled rainfall shower above, fully tiled walls with a recessed television and heated towel rail.

Postcode : NR13 6SG

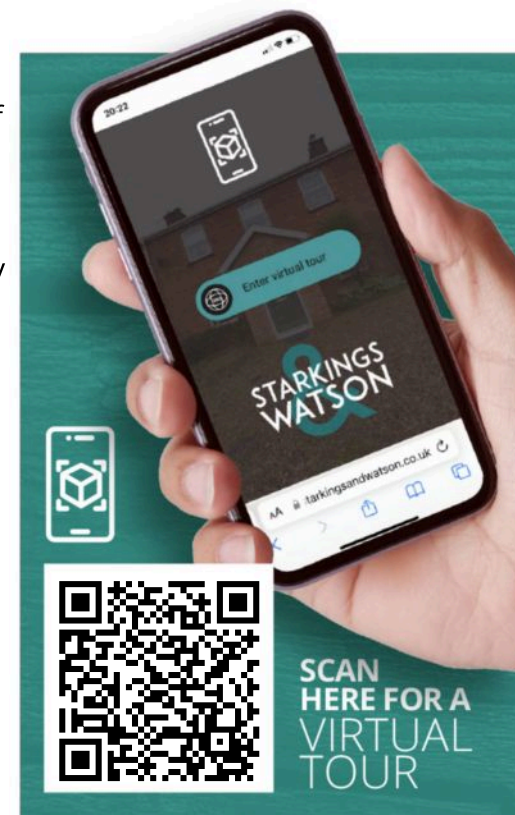
What3Words : ///cheer.heave.patrol

VIRTUAL TOUR

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

AGENTS NOTES

The property is located next to an electricity sub station.



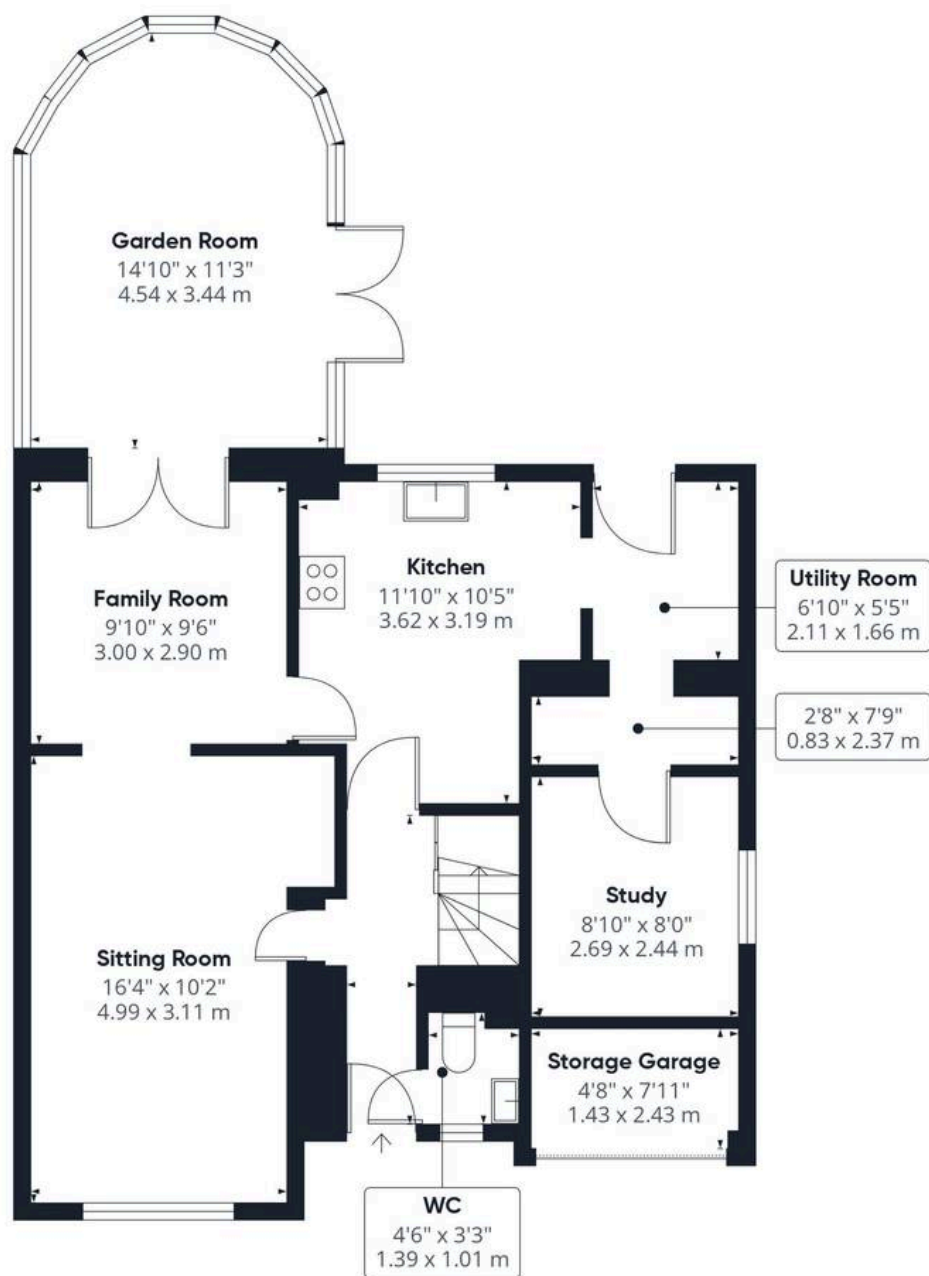




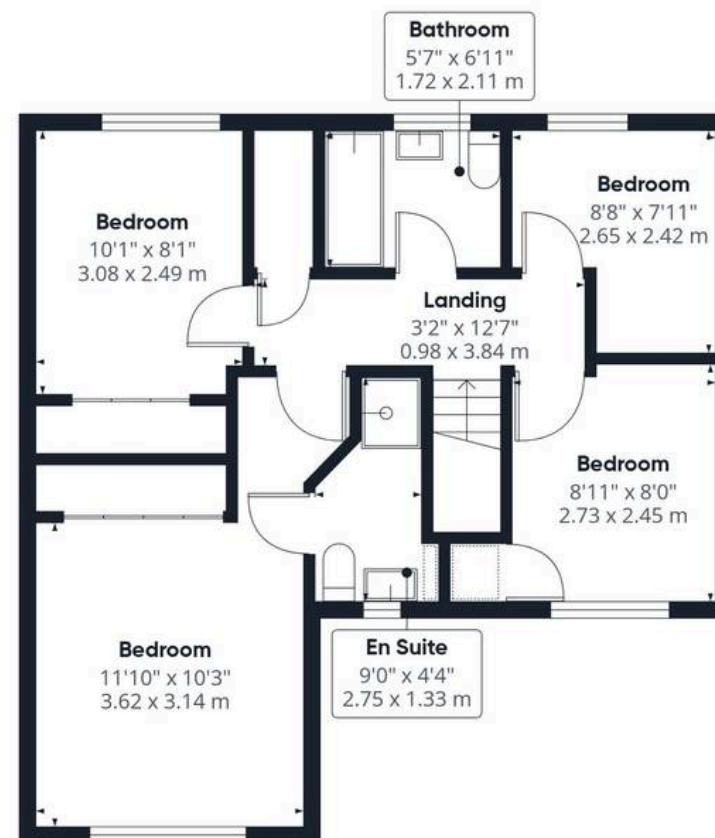
THE GREAT OUTDOORS

Fully enclosed and landscaped, the garden space is enclosed with timber panelled fencing to all sides and gated access to the front. A timber decked seating area leads from the garden room French doors, with a further patio to the two far corners. Mainly to lawn, the garden is surrounded by trees with various shrubbery to the borders and a useful timber built shed to the side of the property providing further storage. The integral storage garage is accessed via an up and over door to front, with power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1303 ft²

121 m²

(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 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.

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