



Sam Smith Way, Rackheath - NR13 6TB



Sam Smith Way

Rackheath, Norwich

Boasting a PRIME POSITION within a sought-after development, this THREE STOREY DETACHED HOME presents an ideal living space for discerning buyers. Extending over approximately 1600 sq. ft (stms), the PROPERTY SHOWCASES a CONTEMPORARY and NEUTRAL INTERIOR design that effortlessly blends style with functionality. The OPEN PLAN dual aspect SITTING ROOM floods the space with NATURAL LIGHT, while the KITCHEN/DINING ROOM, complemented by a separate UTILITY ROOM utility, serves as the heart of the home - finished with a HIGH GLOSS range of UNITS and a SUITE of INTEGRATED APPLIANCES. A ground floor study provides the perfect nook for work or relaxation, offering flexibility for modern living. Upstairs, FOUR DOUBLE BEDROOMS await over two floors, including TWO with EN SUITES, along with a FAMILY BATHROOM, ensuring ample space for the whole family to thrive. The NON-OVERLOOKED REAR GARDENS offer a serene retreat, with a central lawn and a sweeping patio seating area providing the perfect backdrop for al fresco dining and entertaining. Adding convenience, an integral oversized SINGLE GARAGE completes this impressive property, offering both storage and parking solutions.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Storey Detached Family Home
- Contemporary & Neutral Interior
- Open Plan Dual Aspect Sitting Room
- Kitchen/Dining Room with Separate Utility
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Non-Overlooked Rear Gardens
- Integral Oversized Single Garage

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 an easy to maintain lawned front garden with an adjacent double width shingle driveway, access leads to the integral garage, main entrance door and gated rear garden.



THE GRAND TOUR

Once inside, the hall entrance is finished with tiled flooring underfoot for ease of maintenance, with stairs rising to the first floor landing with useful built-in storage cupboard space below. On the ground floor, to one side a cloakroom with a two piece suite includes a vanity hand wash basin with useful storage cupboard below and tiled splash-backs above. The formal sitting room enjoys dual aspect views to front and rear with bespoke window shutters and fitted carpet underfoot with underfloor heating. An open plan view leads to the adjacent kitchen/dining room offering a high specification finish with an extensive range of built-in wall and base level units with a high gloss frontage and wood work surfaces, with integrated cooking appliances including an inset electric ceramic hob with glass splash back and extractor fan, with a built-in eye level electric double oven. Tiled flooring continues underfoot with underfloor heating, whilst views lead to the rear, enjoyed through two windows and French doors which lead out onto the patio seating area. A door takes you back into the hall entrance whilst integrated appliances include a fridge freezer and dishwasher. A door takes you to the adjacent utility room finished in a matching style with further storage cupboards and work-surface over. The washing machine is integrated, whilst a door takes you to the integral garage. Back into the hall entrance, a ground floor study can be found complete with fitted carpet underfoot, underfloor heating and bespoke window shutters to the front facing window.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with stairs rising to the top floor and doors leading to the three bedrooms and bathroom. The bathroom offers an immaculate and well maintained white three piece suite, with a mixer shower tap over the bath, hand wash basin with built-in storage, tiled splash-backs, heated towel rail and bespoke window shutter. The two bedrooms are both complete with fitted carpet underfoot, integrated wardrobes and bespoke window shutters. The main bedroom which leads off is complete with fitted carpet underfoot, front facing window with bespoke window shutter, built-in wardrobe with sliding mirrored doors and a private ensuite shower room. The contemporary white three piece suite has been well maintained and includes further storage under the hand wash basin with a walk-in shower cubicle including a twin head thermostatically controlled rainfall shower, with a heated towel rail and tiled splash-backs.

To the top floor, eaves storage space can be found on the landing, with a door taking you to a further double bedroom with twin velux windows which flood the room with excellent natural light, with a further built-in wardrobe and door leading off to a private ensuite completed in a similar style. The ensuite offers a contemporary finish, with a walk-in double shower cubicle, velux window to side and heated towel rail.

FIND US

Postcode : NR13 6TB

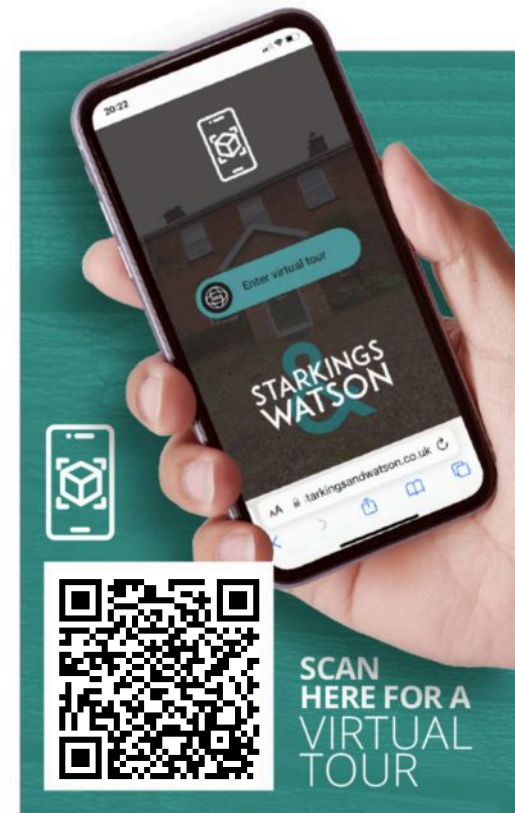
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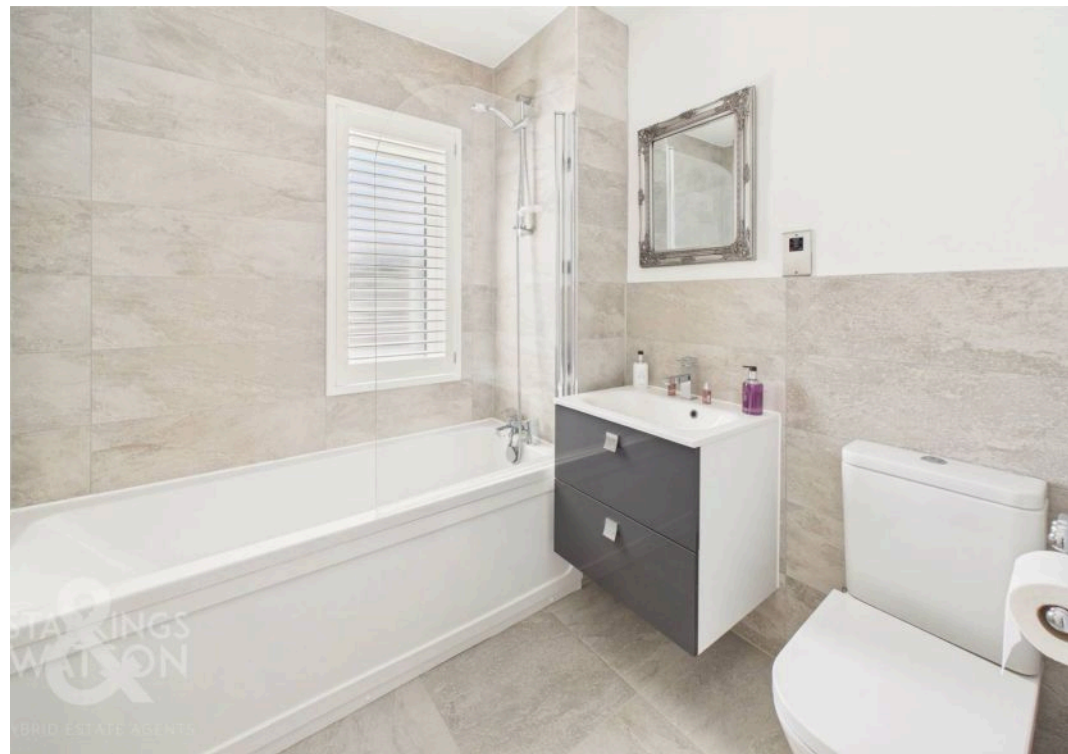
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge for the upkeep of communal green space is charged in the region of £175 PA.



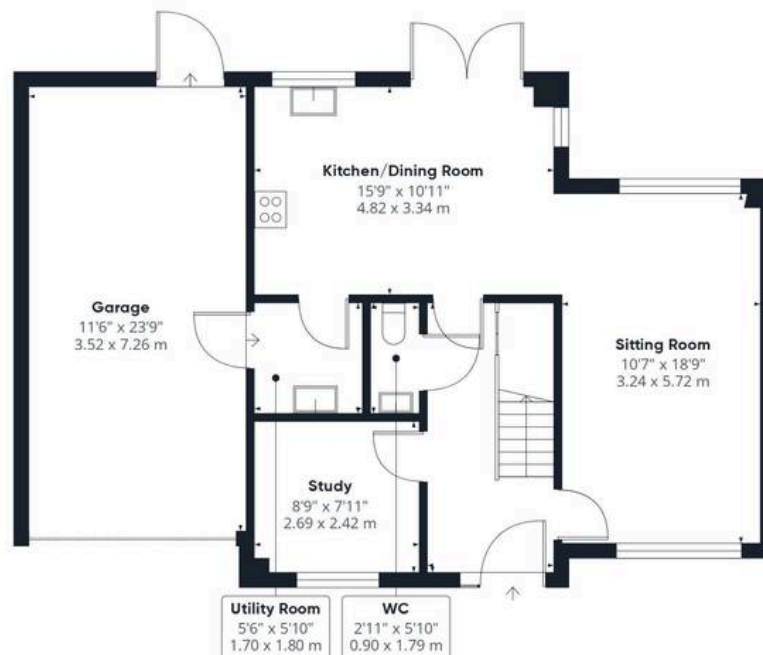




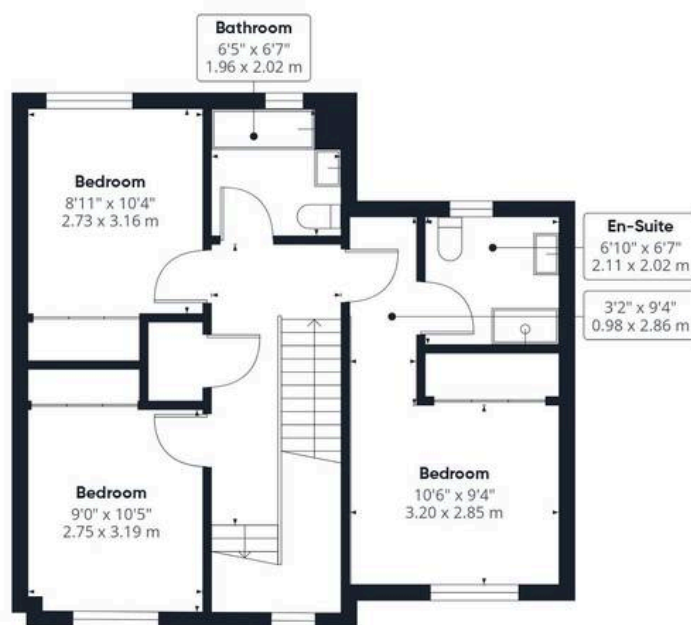
THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst being laid to lawn and completed with a sweeping patio seating area which runs across the width of the property. Gated access leads to the front, with an outside water supply and rear access door into the garage. The garage offers an up and over door to front with integral and garden access, power and lighting.

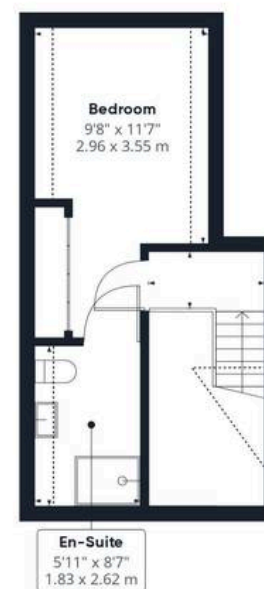




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1607 ft²

149.2 m²

Reduced headroom

28 ft²

2.6 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.