



Elham Road, Rackheath - NR13 6US

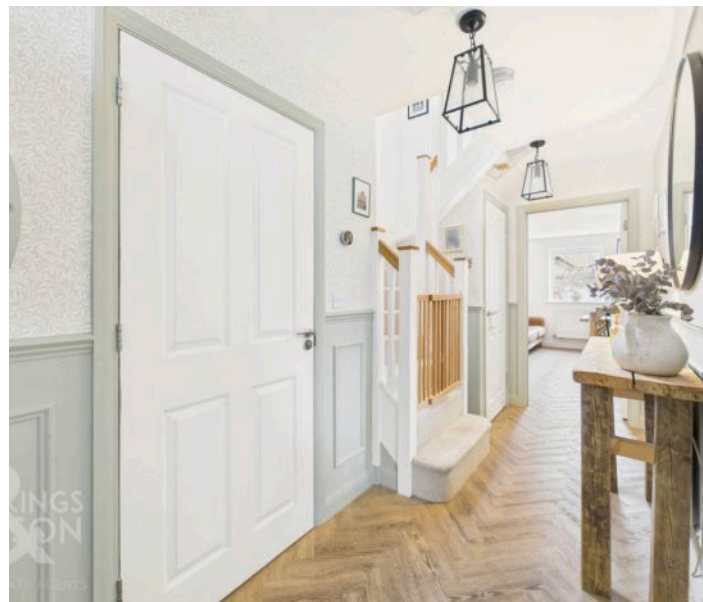




## Elham Road

Rackheath, Norwich

This MODERN 2022 built DETACHED FAMILY HOME overlooks OPEN GREEN SPACE, with a unique living experience created by the VENDORS LUXURY STYLE, in a tranquil setting. Step inside the hall entrance with HERRINGBONE FLOORING that leads into a bespoke interior featuring a stunning 18' KITCHEN/DINING ROOM with a convenient utility cupboard for every-day tasks. The 16' SITTING ROOM boasts ELEGANT PANELLING and picturesque views, creating a cosy retreat. Upstairs, FOUR well-appointed BEDROOMS await, including a main bedroom with EN SUITE and a modern family bathroom. A further W.C can be found on the ground floor. Outside, the fully LANDSCAPED GARDENS beckon, with a delightful patio and decking area perfect for outdoor gatherings. The SOUTH FACING rear garden has been METICULOUSLY DESIGNED, with a sprawling patio ideal for al fresco dining and entertaining, leading to a raised artificial lawn for ease of maintenance. TANDEM PARKING can be found adjacent, with a SINGLE GARAGE.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern 2022 Built Detached Family Home
- Overlooking Open Green Space
- Bespoke & Contemporary Decor
- Hall Entrance with Herringbone Flooring
- 18' Kitchen/Dining Room with Utility Cupboard
- 16' Sitting Room with Panelling & Views
- Four Bedrooms, En Suite & Family Bathroom
- Fully Landscaped Gardens with Patio & Decking

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 tucked away cul-de-sac setting overlooking open green space, the property is approached via a lawned garden with mature planting and shrubbery. A tandem driveway sits adjacent with gated access to the rear garden, access to the wall mounted EV charger and garage.



## THE GRAND TOUR

Once inside, attractive herringbone style wood effect flooring runs underfoot with stairs rising to the first floor landing, and a useful built-in storage cupboard below, with an attractive contemporary decor. Doors lead off to the kitchen/living space along with the ground floor W.C. The W.C includes attractive wood panelling and a feature hand wash basin with storage cupboard under, with a window to side. The main sitting room includes a bespoke range of built-in storage and shelving, with further wood panelling to the walls and a front facing window overlooking the open green space. Fitted carpet flows underfoot with ample room for soft furnishings and a wall mounted television. The kitchen stretches across the rear of the property with a warm and inviting feel along with the continuation of the herringbone style wood effect flooring underfoot. The kitchen itself offers an L-shape arrangement of wall and base level units with an upgraded style including under cupboard lighting with integrated cooking appliances including a 5-ring burner gas hob, with an extractor fan above and built-in eye level electric double oven. Tiled splash-backs run around the work surface with integrated appliances including a fridge freezer and dishwasher, whilst a feature wall has been completed with wood panelling creating the ideal space for soft furnishings, with ample room for a dining table in the centre. A window and French doors head to the rear garden whilst double doors conceal a utility cupboard where space is provided for laundry appliances along with the wall mounted gas fired central heating boiler.

Upstairs the carpeted landing includes a built-in storage cupboard and window to side offering excellent natural light, whilst the loft access hatch sits above. The main bedroom sits to the rear of the property with bespoke window shutters and attractive wood panelling, with a door leading to a private ensuite shower room with a white three piece suite including a double walk-in shower with tiled splash-backs and heated towel rail. The second bedroom sits to the front of the property with views over the open green space including feature wood panelling and fitted carpet underfoot. The second bedroom sits at the front with attractive wood panelling and a front facing window, whilst the smallest bedroom enjoys garden views to the rear, feature wood panelling and bespoke window shutters. Serving the bedrooms, the family bathroom can be found leading off the landing, with a white three piece suite including a heated towel rail, tiled splash-backs and tiled effect flooring.

## FIND US

Postcode : NR13 6US

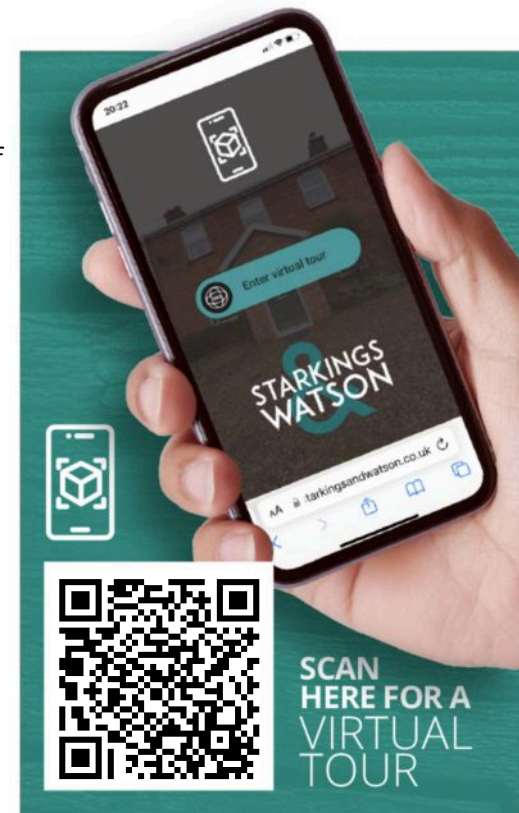
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## VIRTUAL TOUR

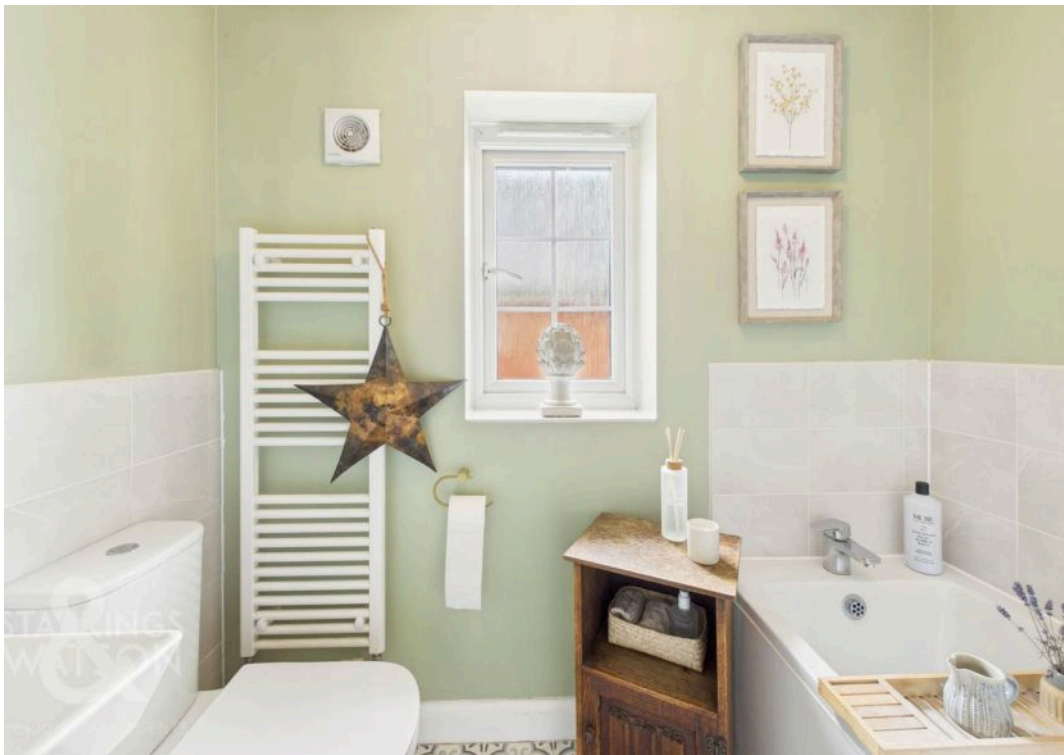
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

An annual service charge is due for the upkeep of communal green space.







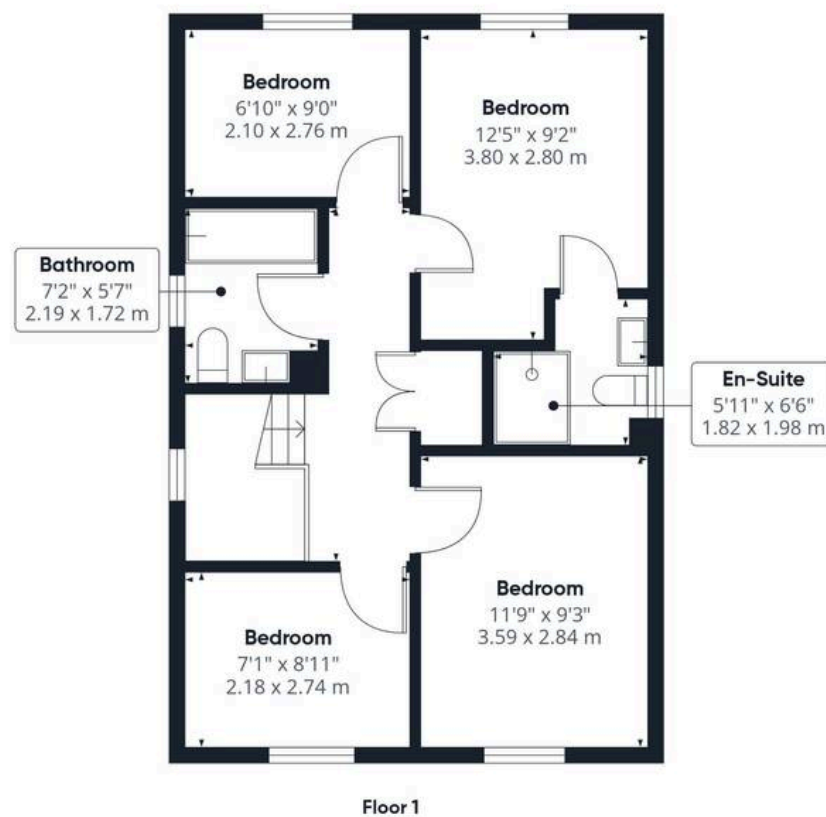




## THE GREAT OUTDOORS

The rear garden has been fully landscaped to incorporate a patio which stretches across the rear of the property, providing ideal outside entertaining and al fresco dining space. A step leads to a raised artificial lawn with a central pathway leading to a timber decked seating area - enclosed with timber panel fencing and planting to two sides. A timber pergola sits to one corner, whilst gated access leads to the driveway. The garage offers an up and over door to front, storage above, power and lighting.





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

1008 ft<sup>2</sup>  
93.4 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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