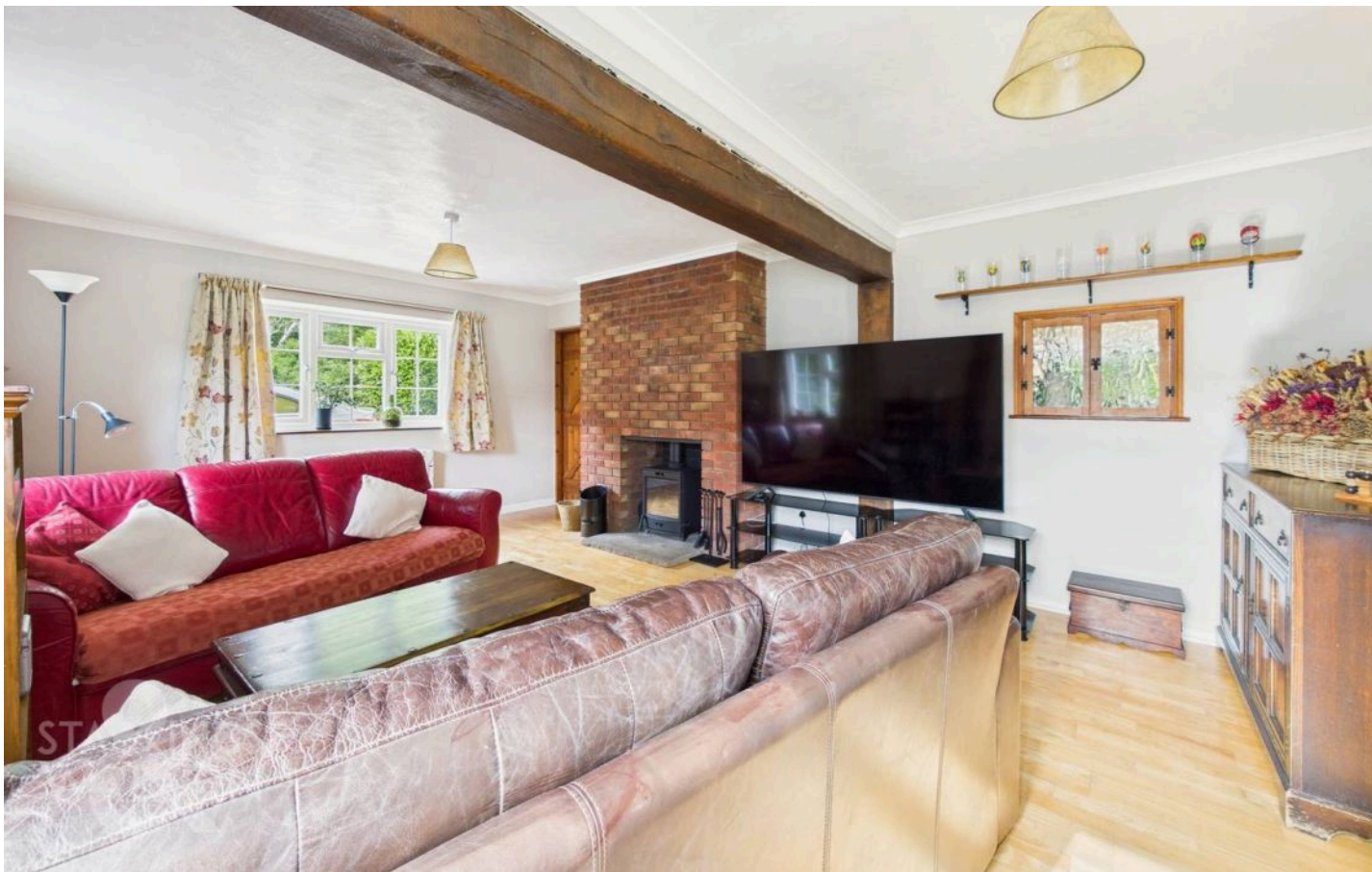




Salhouse Road, Rackheath - NR13 6NR



Salhouse Road

Rackheath, Norwich

NO CHAIN. This RARE and UNIQUE SETTING close to the NDR on the fringes of Sprowston and Rackheath is home to this DETACHED FAMILY HOME - with Extension Potential (stp). Presenting an exciting OPPORTUNITY for those seeking a spacious residence just waiting to be further enhanced, some 1494 Sq. ft (stms) of accommodation forms a VERSATILE LAYOUT to suit modern family living. RE-WIRED in 2022 along with a REPLACEMENT sewerage TREATMENT PLANT in 2023, various ECO UPGRADES have been completed including SOLAR PANELS and BATTERY STORAGE, and iBoost to heat water. The porch entrance leads inside, where a 19' dual aspect SITTING ROOM features a charming WOOD BURNER, while a 12' GARDEN ROOM and 13' DINING HALL space - providing ample areas for relaxation and entertainment. The KITCHEN is complemented by an 11' UTILITY/CLOAKROOM, ideal for practical living. With THREE DOUBLE BEDROOMS and a family bathroom complete with a SHOWER, comfort and privacy are assured.

The spacious WRAP AROUND LAWNED GARDEN is bordered by timber panelled fencing and adorned with mature planting, shrubbery, and trees. The outdoor space provides a natural haven for relaxation and recreation, with a large timber built WORKSHOP standing proudly in one corner, offering potential for various hobbies or storage needs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Occupying a Plot of some 0.45 Acres (stms)
- Approx. 1494 Sq. ft (stms) of Accommodation
- 19' Dual Aspect Sitting Room with a Feature Wood Burner
- 12' Garden Room & 13' Dining Hall Space
- Kitchen with 11' Utility/Cloakroom
- Three Double Bedrooms & Family Bathroom with Shower
- Wrap Around Gardens with Car Port, Garage & Timber Built Workshop

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

Set back from the road and screened behind high level hedging, a shingle driveway offers ample off road parking and turning space, with an open aspect the main side and rear gardens. Further parking can be found within the carport and garage, with potential to install a gated access from the road if required.

THE GRAND TOUR

Stepping inside, the porch entrance offers fitted carpet underfoot with space for coats and shoes, with a door taking you to the dining hallway complete with wood flooring underfoot. Stairs rise to the first floor landing with useful storage space below, with doors leading off to the kitchen and living accommodation. The main sitting room offers dual aspect views via three front and side facing windows with a feature cast steel multi fuel wood burner set within a brick built surround, installed in 2024, with wood flooring underfoot. A door takes you to the garden room which overlooks the side and rear gardens, with windows and French doors leading out along with wood flooring, and ample space for soft furnishings and a study area if required. The kitchen leads from the dining room comprising a range of wall and base level units including integrated cooking appliances with an inset electric hob and built-in electric oven included, with tiled splash-backs around the work surface, with space for a fridge freezer and a dishwasher integrated. Tiled flooring runs underfoot with a window facing to side and door taking you to the rear lobby - with a window and door leading out. A further door takes you to a large utility room which also includes a W.C with huge potential to re-purpose the space depending on a new purchaser's needs. The utility area includes an L-shape arrangement of storage cupboards with space for a washing machine, with tile splash-backs running around the work surface and tiled effect flooring underfoot.

Heading upstairs, the carpeted landing includes a side facing window and loft access hatch leading to a boarded storage space, with doors taking you to the three double bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing, with the larger bedroom including a range of built-in bedroom furniture. The family bathroom is a spacious, light and bright room with a four piece suite including a separate panelled bath and mixer shower tap, with a walk-in double shower cubicle, electric shower, tiled splash-backs, fitted carpet and a range of built-in storage cupboards to one side.

FIND US

Postcode : NR13 6NR

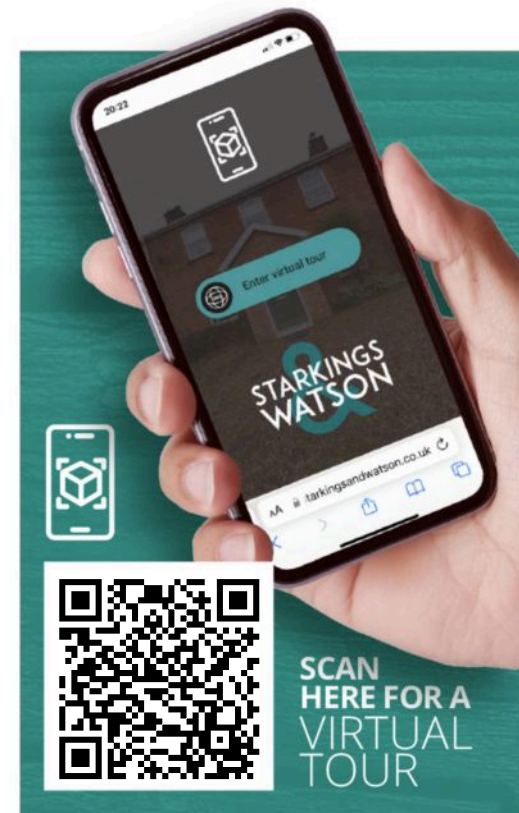
What3Words : ///glare.zips.spider

VIRTUAL TOUR

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

AGENTS NOTES

The property is held on two land registry title deeds. The property uses a private sewerage treatment plant.

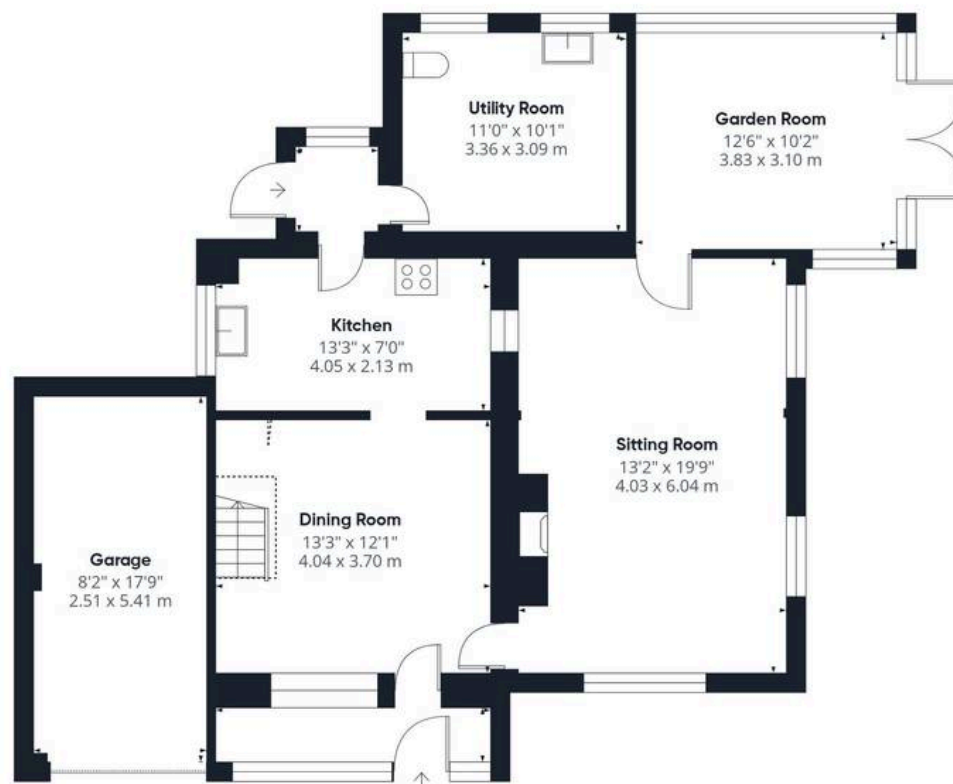




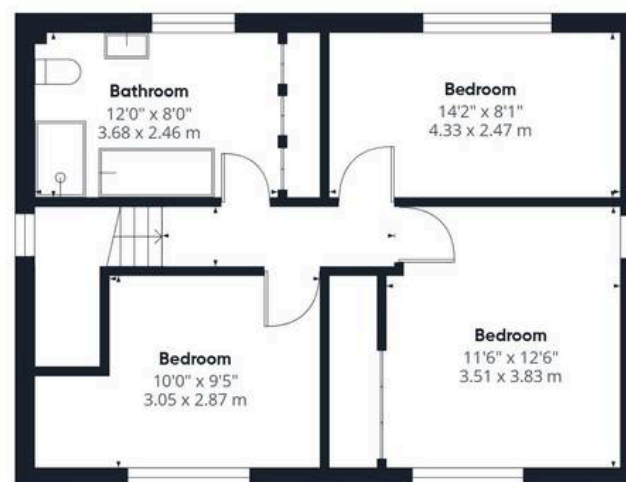
THE GREAT OUTDOORS

Occupying a plot of approximately 0.45 acres (stms), a wrap around lawned garden is enclosed with timber panelled fencing, enjoying a wealth of mature planting, shrubbery and trees. A large timber built workshop sits to one corner, with various seating areas, and an open aspect to the front driveway. The adjoining garage offers an up and over door to front, solar panel inverter, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1494 ft²

138.9 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 are 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.