



Bernard Close, Rackheath - NR13 6QS





## Bernard Close

Rackheath, Norwich

Located in a quiet CUL-DE-SAC setting, this DETACHED HOUSE boasts an EXTENDED and IMPROVED layout offering over 1,627 Sq. Ft (stms) of living accommodation. Stepping inside, the generous HALLWAY ENTRANCE includes doors opening to all the ground floor accommodation and stairs rising to the first floor. The versatile STUDY ROOM and fourth DOUBLE BEDROOM can be found to the left, with the DINING ROOM, including a feature fireplace to the right. At the end of the hallway, a door opens to the expansive four piece FAMILY BATHROOM with INTEGRATED STORAGE. The final door revealing the impressive 16' OPEN PLAN KITCHEN and DINING ROOM, beyond to the extended 18' SITTING ROOM, enjoying a DUAL ASPECT with panoramic garden views and a cosy WOODBURNER for the winter months. The first floor landing offers THREE DOUBLE BEDROOMS, all with part VAULTED CEILINGS. The 15' MAIN BEDROOM includes a three piece ENSUITE SHOWER ROOM. Outside, generous DRIVEWAY PARKING leads to the CARPORT and GARAGE. To the rear, the GARDEN is PRIVATE and FULLY ENCLOSED with a laid lawn and flagstone patio.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached House
- Quiet Cul-De-Sac Setting
- 18' Dual Aspect Sitting Room
- 16' Open Plan Kitchen & Dining Room
- Four Double Bedrooms
- Generous Private & Enclosed Gardens
- Garage, Carport & Driveway Parking

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

The property can be found set back from the road, offering expansive driveway parking to the front and side with a gate leading to an open carport and beyond to the garage. The main entrance can be found at the front of the property under an open porch.



## THE GRAND TOUR

Stepping inside, the generous hallway entrance offers space for storing outdoor wear with stairs rising to the first floor on the left and doors opening to all the ground floor accommodation. To the immediate left, a versatile study space can be found enjoying a front facing aspect with uPVC double glazed windows, to the right, the spacious dining room includes a brick exposed feature fireplace with plenty of available room for formal dining. On the other side of the hall, the fourth double bedroom can be found with views overlooking the garden and continued carpeted flooring underfoot. Adjacent, the expansive four piece family bathroom offers tiled flooring running underfoot for ease of maintenance. A generous storage cupboard can be found to the right hand side with ample vanity storage under the sink. In addition, a corner bath can be found at the end of the room next to a glass enclosed shower cubicle. Stepping into the heart of the home, the 16' open plan kitchen and dining room enjoys plenty of natural light and LED roof mounted spotlights above and further room for dining. The kitchen itself offers a range of wall and base storage units with undercounter space for white goods including a dishwasher, washing machine and a range style cooker with an extractor above. The open walkway leads to the 18' dual aspect sitting room, enjoying panoramic views of the garden with French doors leading out. Wood flooring runs underfoot with a modern wood burning stove to the right hand side of the room, the space allowing for a range of soft furnishing layouts.

Ascending the stairs to the carpeted first floor landing, loft access can be found above and integral storage straight ahead. Doors open to three double bedrooms, the two smaller rooms both situated at the front of the home include fitting carpets, uPVC double glazed windows and radiators. The main bedroom can be found enjoying a rear facing aspect with plenty of space available for a large double bed and further storage furniture. The secondary door leading to a well sized en suite bathroom including a glass enclosed shower cubicle.

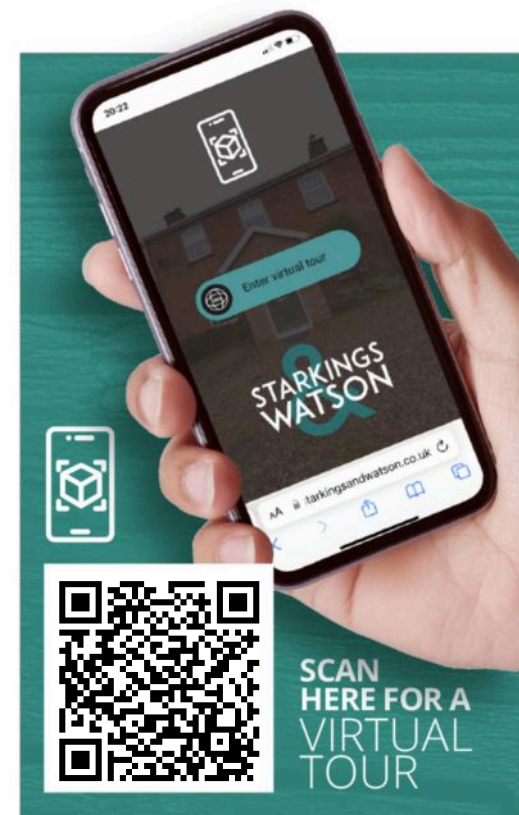
## FIND US

Postcode : NR13 6QS

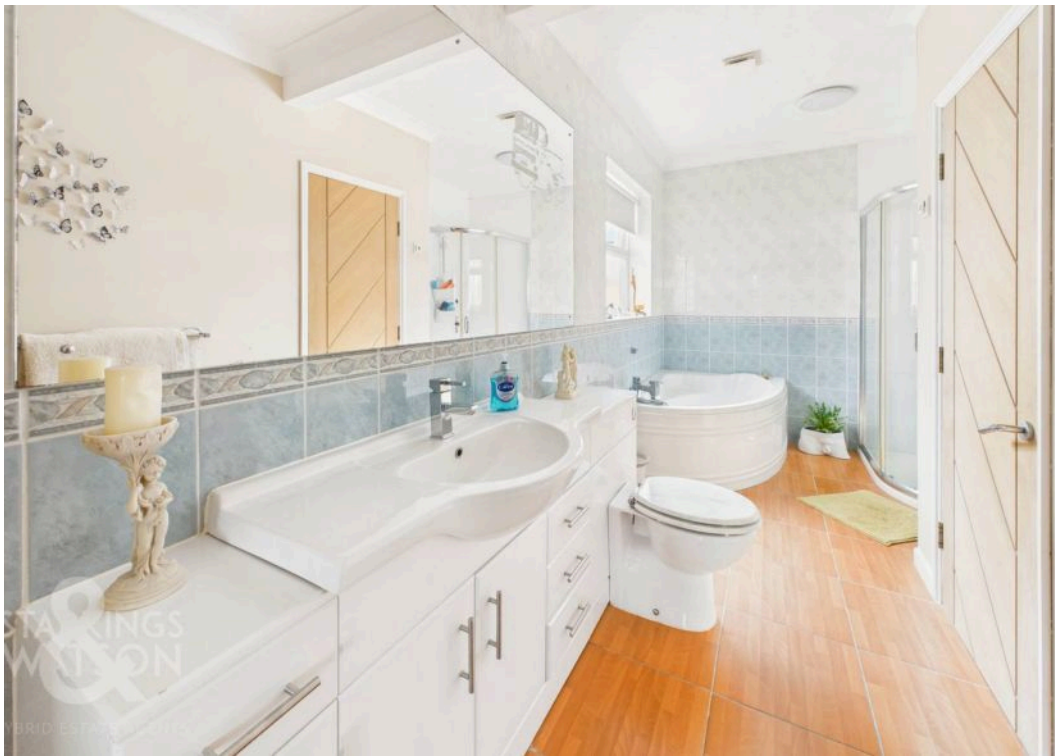
What3Words : ///fame.warns.novel

## VIRTUAL TOUR

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







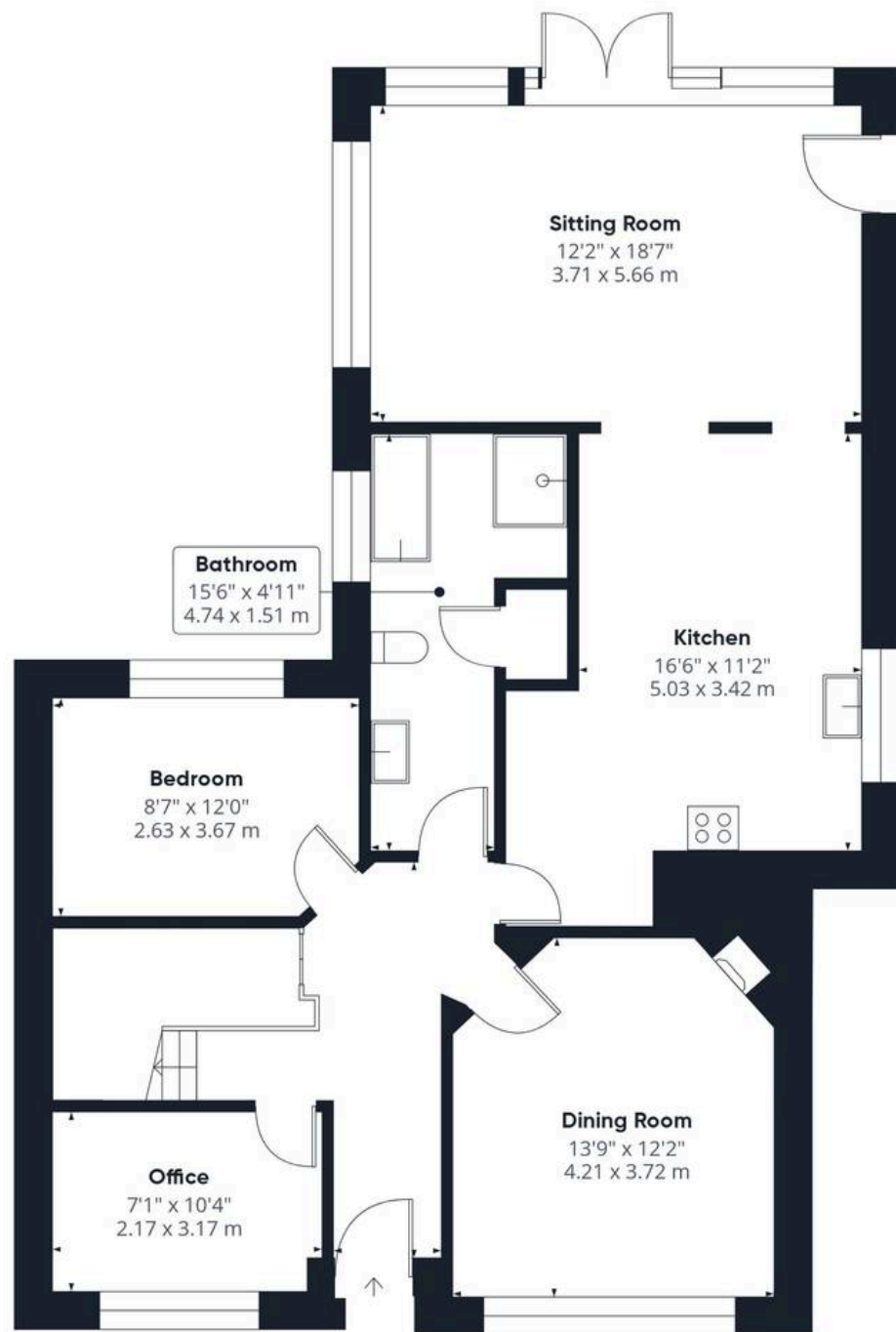




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and enclosed with timber panel fencing, pedestrian access to the garage can be found on the left. The garden itself initially opens to a generous flagstone patio perfect for outdoor furniture and beyond to a well maintained laid lawn with mature trees and a useful summer house on the left hand side.





Ground Floor



Floor 1

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

1627 ft<sup>2</sup>

151 m<sup>2</sup>

**Reduced headroom**

70 ft<sup>2</sup>

6.5 m<sup>2</sup>

(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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