



**Elham Road, Rackheath Norwich NR13 6US**

**welcome to**

**Elham Road, Rackheath Norwich**

THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED TOWNHOUSE is situated in the popular NR13 postcode just to the north of Norwich city centre. **\*\*Viewings are highly recommended to appreciate this exceptional property!\*\***



### **Entrance Hall**

Double glazed door to front, laminated floor and radiator.

### **Cloakroom**

Wash hand basin, W/C, laminated floor, radiator and extractor fan.

### **Lounge**

16' 4" x 11' 10" ( 4.98m x 3.61m )

Double glazed bay window to front, double glazed window to side, laminated floor, TV point, phone point and storage cupboard.

### **Kitchen/ Diner**

15' 6" x 10' 6" ( 4.72m x 3.20m )

Double glazed window to rear, double glazed French door to rear, laminated floor, stainless steel one sized bowl, gas oven, gas hob, extractor fan, wall based units, work surfaces, dishwasher, washing machine and radiator.

### **First Floor Landing**

Airing cupboard, inner hallway with radiator, carpeted floor, plumbing for tumble dryer and double glazed window to front.

### **Bedroom Two**

12' 2" x 8' 9" ( 3.71m x 2.67m )

Double glazed window to front, carpeted floor, TV point and radiator.

### **Bedroom Three**

13' 1" x 8' 9" ( 3.99m x 2.67m )

Double glazed window to rear, carpeted floor and radiator.

### **Bathroom**

Radiator, vinyl flooring, wash hand basin, W/C, bath, double glazed window to rear and extractor fan.

### **Second Floor**

#### **Master Bedroom**

21' 10" x 15' 4" ( 6.65m x 4.67m )

Two double glazed windows to rear, double glazed window to front, carpeted floor, built in wardrobe, TV point, radiator, loft access and door to ensuite:-

#### **Ensuite**

Double glazed window to rear, vinyl flooring, wash hand basin, W/C, shower cubicles, extractor fan and radiator.

#### **Exterior**

To the front, there's a path to the front door with lawned area and off-road parking for approximately two vehicles.

To the rear, there's an enclosed west facing garden mainly laid to lawn with paving area and summerhouse.



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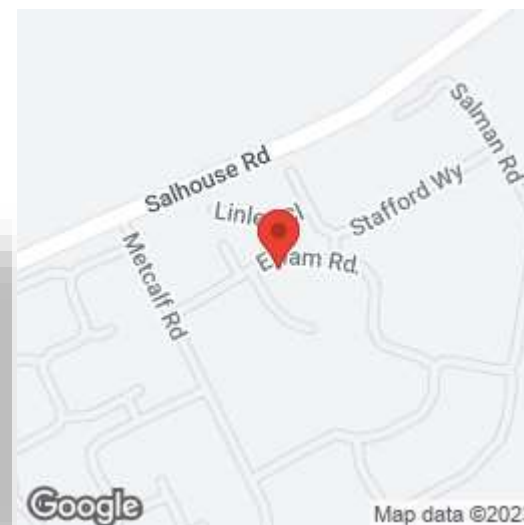
## Elham Road, Rackheath Norwich

- Cloakroom, bathroom & Ensuite
- Three Double Bedrooms
- Enclosed Garden
- Perfect Family Home
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: B

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR139533 - 0003

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