



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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welcome to

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



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Please note the marker reflects the postcode not the actual property



Property Ref:
NOR139533 - 0006

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