



Wendover Park, Rackheath Norwich NR13 6TA

welcome to

Wendover Park, Rackheath Norwich

HELP TO BUY AVAILABLE! Brand New three double bedroom detached family house with a ground floor study, open plan kitchen/dining room, separate utility, en-suite shower room. Ready to Move into! Early viewings essential!



Description

HELP TO BUY AVAILABLE! This three double bedroom brand new fully completed detached family house was built by Elemento Group and is situated in the popular village of Rackheath. The property has been finished to a very high specification finish with Porcelanosa tiling and fully fitted kitchen with integrated Zanussi appliances. There is underfloor heating to the ground floor and UPVC double glazed windows. The well-presented accommodation comprises entrance hall, cloakroom, dual aspect lounge, open plan kitchen/dining room, utility room, first floor landing, three double bedrooms, en-suite shower room and family bathroom. There is a front and enclosed rear garden, garage and driveway parking. Early viewings essential to appreciate the size and high quality finish of this family home.

Entrance Hall

Double height feature hallway, staircase to first floor, under stair storage cupboard, karndean flooring.

Cloakroom

Fitted with a two piece white suite comprising WC, wash basin, tiling, tiled flooring, ceiling spotlights, extractor fan.

Study

9' 2" x 8' 3" (2.79m x 2.51m)
UPVC double glazed front window.

Lounge

19' 8" x 10' 8" (5.99m x 3.25m)
A dual aspect room with UPVC double glazed front and rear windows, TV point, opening onto

Kitchen / Dining Room

16' 3" x 9' 11" (4.95m x 3.02m)
Fully fitted with a matching range of base, wall and drawer units, 1 1/2 bowl sink unit and drainer, work surfaces, tiling, built in Zanussi fridge freezer, built in Zanussi stainless steel electric double oven with Zanussi induction hob and stainless steel cooker hood over, built in Zanussi dishwasher, ceiling spotlights, UPVC double glazed rear window, tiled flooring. UPVC double glazed French doors to the rear garden, door to utility room.

Utility Room

6' 11" x 5' 9" (2.11m x 1.75m)
Fitted with base unit, sink unit and drainer, work surfaces, splashbacks, plumbing washing machine, cupboard housing gas central heating boiler, tiled flooring, door to the side.

First Floor Landing

Radiator, access to loft space.

Bedroom One

12' 7" min x 10' 8" (3.84m min x 3.25m)
UPVC double glazed front and side windows, radiator, ceiling spotlights, built in wardrobe, door to

En-Suite Shower Room

Fitted with a three piece white suite comprising double size shower cubicle with mains waterfall shower, pedestal wash basin, WC, tiling, ceiling spotlights, shaver point, extractor fan, tiled flooring, towel radiator, UPVC double glazed rear window.

Bedroom Two

12' 9" x 9' 3" (3.89m x 2.82m)
UPVC double glazed rear window, radiator.

Bedroom Three

12' 9" x 9' 2" (3.89m x 2.79m)
UPVC double glazed front window, radiator.

Family Bathroom

Fitted with a three piece white suite comprising bath with mains waterfall shower over and glazed shower screen, pedestal wash basin, WC, tiling, towel radiator, tiled flooring, extractor fan, ceiling spotlights, UPVC double glazed rear window.



Ground Floor

Outside

To the front of the property there is a lawned garden and access pathway to the front door. To the side there is a shingled driveway which provides off road parking and this leads to the garage which has an up and over front door and door to the garden. To the rear of the property there is a lawned garden which extends to the side and also a patio area. The garden is enclosed by fencing with a side access gate and there is outside lighting to the front and rear.

Directions

Leave Norwich heading East on Salhouse Road, continuing straight across the Woodside Road traffic lights. Continue straight across the NDR roundabout and straight over the next roundabout into the village of Rackheath on Salhouse Road. Then towards the end of the village turn left on to Sam Smith Way, where the development can be found at the end.



First Floor



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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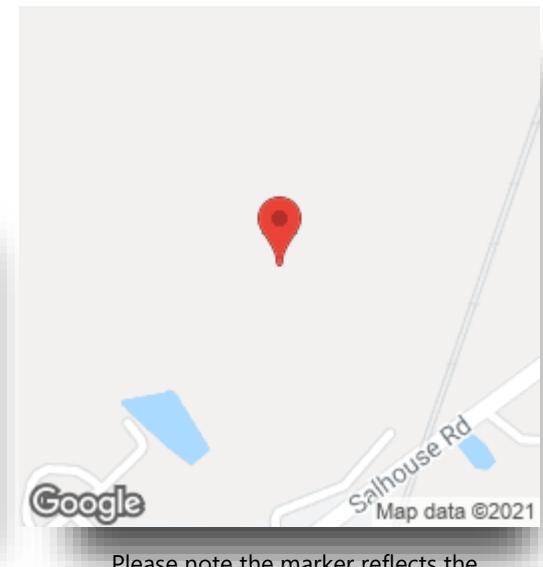
Wendover Park, Rackheath Norwich

- Brand New Detached Home
- 10 year Build Warranty
- Three Double Bedrooms
- Under Floor Heating to the Ground Floor
- Open Plan Kitchen/Dining Room

Tenure: Freehold EPC Rating: Exempt

offers over

£360,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SPR106270 - 0007

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