



Wendover Park, Rackheath Norwich NR13 6TA

 william
h brown

welcome to

Wendover Park, Rackheath Norwich

Available to reserve now! Four bedroom semi-detached house with GARAGE TO SIDE being built by Elemento Group with generous sized bedrooms, in a village location overlooking a green.



Accommodation

Entrance Hall

Cloakroom

Kitchen / Dining Room

18' 4" x 11' 8" (5.59m x 3.56m)

Living Room

18' 8" x 11' 3" (5.69m x 3.43m)

First Floor Landing

Master Bedroom

13' 9" x 11' 2" (4.19m x 3.40m)

En-Suite

Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m)

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m)

Bathroom

7' 9" x 6' 7" (2.36m x 2.01m)

Second Floor

Bedroom Four

14' 6" x 11' 4" (4.42m x 3.45m)

En-Suite

Dressing Room

6' x 6' (1.83m x 1.83m)

Location

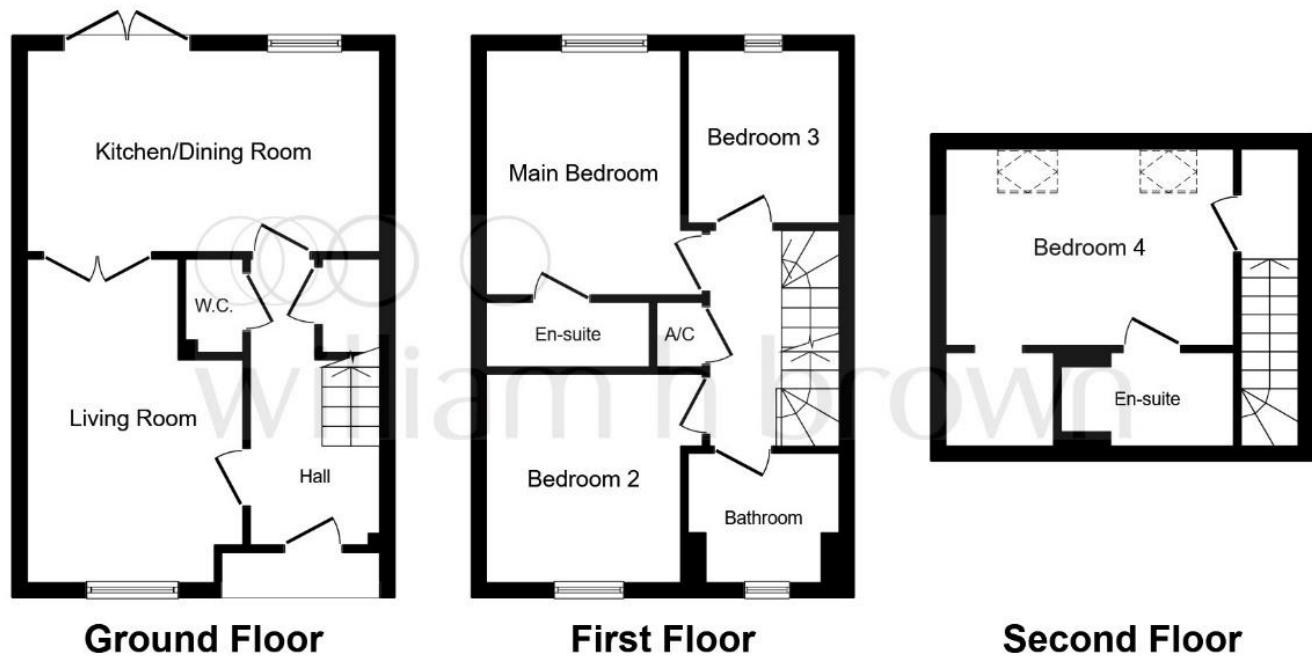
Rackheath is a sought-after village within easy reach to the Northern Distributor Road with amenities to include a village pub, Rackheath primary school, village hall and local shops.

Agents Note

All measurements are approximate and photos are examples of a similar plot on the development. There is an annual service charge for the management of the communal land areas.

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.



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).
Plan produced for William H Brown. Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/SPR106153



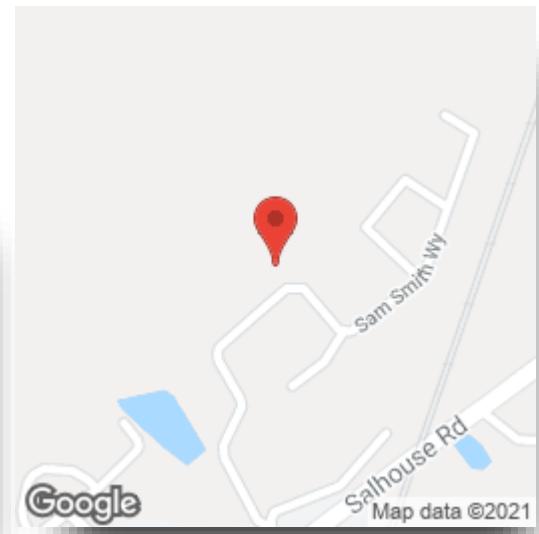
welcome to

Wendover Park, Rackheath Norwich

- Reserve From Plan
- 10 Year Build Warranty
- High Specification Semi-Detached House
- Accommodation Arranged Over Three Floors
- Four Bedrooms

Tenure: Freehold EPC Rating: Exempt

£340,000



view this property online williamhbrown.co.uk/Property/SPR106153

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
SPR106153 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01603 426640



sprowston@williamhbrown.co.uk



Kiosk at Unit 1 Tesco Store, Blue Boar Lane,
NORWICH, Norfolk, NR7 8AB



williamhbrown.co.uk