

House - Detached

FREEHOLD

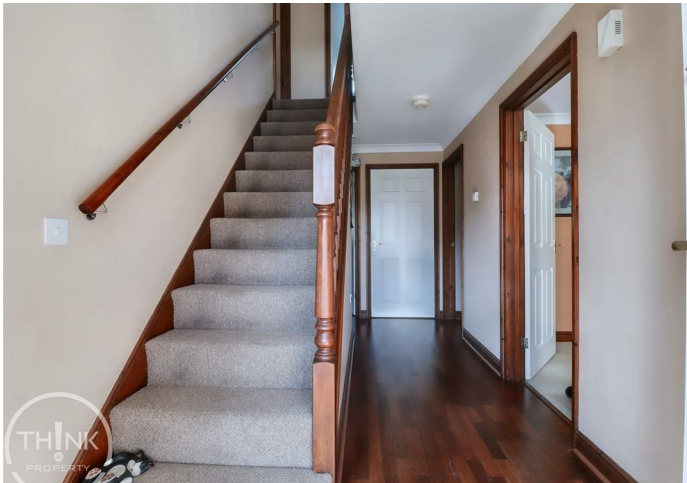
# LUSCOMBE WAY RACKHEATH NORWICH NR13 6SS

Offers Over

# £475,000

## FEATURES

- Detached Family Home
- Two Reception Rooms
- Downstairs Wc
- Generous Garden
- Village Location
- Five Bedrooms
- Kitchen & Utility Room
- Ensuite & Bathroom
- Two Garages
- Close To Norwich



# 5 Bedroom House - Detached located in Rackheath

## Description

Located in the popular village of Rackheath, this executive style detached family home on Luscombe Way is a true gem waiting to be discovered. Built in 2002, this property is perfect for a growing family.

As you step inside, you'll be greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With five generously sized bedrooms, including an ensuite shower and a family bathroom, there's plenty of room for everyone to enjoy their own space.

The ground floor features a well-appointed sitting room, a dining room for hosting memorable dinner parties, a modern kitchen for culinary adventures, and a convenient utility room for added functionality. Not to forget the downstairs WC for added convenience.

Outside, the property offers a generous garden where you can unwind in the fresh air, a double driveway ensuring ample parking space, and a double garage providing secure storage for your vehicles or outdoor equipment.

Located close to Norwich, you'll have easy access to city amenities while still enjoying the tranquillity of village life. With local shops, a chip shop, and the Sole and Heel public house just a stone's throw away, convenience is at your doorstep. Excellent road links and regular bus routes further enhance the accessibility of this wonderful property.

Don't miss out on the opportunity to make this detached house your new home. Book a viewing today and envision the endless possibilities that await you at this desirable address on Luscombe Way.

## Entrance Hall

Door to the front, stairs to the first floor, doors to wc, sitting room, dining room and kitchen.

## Sitting Room

17'1 x 13'1

Sealed unit double glazed window to the front, radiator, double glass panel French style doors to the dining room.

## Dining Room

13'1 x 9'6

Sealed unit double glazed sliding patio door to the garden and radiator.

## Kitchen

11'2 x 10'10

Sealed unit double glazed window to the rear, range of base and wall mounted units along with small breakfast bar. Integrated hob, oven and extractor fan, space for fridge freezer, washing machine and dishwasher. Sink unit.

## Utility Room

9'2 x 7'10

Sealed unit double glazed window to the rear, range of units, sink unit and door to the garden.

## Wc

Wc and wash hand basin.

## Landing

Half galleried landing with doors to airing cupboard, bedrooms and the bathroom. Sealed unit double glazed window to the front.

## Principal Bedroom

13'1 x 11'6

Sealed unit double glazed window to the front, radiator.

### Ensuite

Sealed unit double glazed window to the side, shower cubicle, wc and wash hand basin. Splashbacks.

### Bedroom Two

11'6 x 9'6

Sealed unit double glazed window to the rear, wardrobe and radiator.

### Bedroom Three

10'2 x 9'2

Sealed unit double glazed window to the front, wardrobe and radiator.

### Bedroom Four

11'2 x 7'7

Sealed unit double glazed window to the side, two skylights to roof, eaves storage and radiator.

### Bedroom Five/Study

8'2 x 6'7

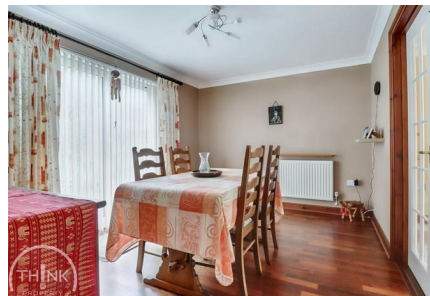
Sealed unit double glazed window to the rear and radiator.

### Family Bathroom

Sealed unit double glazed window to the rear, radiator, Panel bath, wc and wash hand basin. Splashbacks,

### Outside

Generous sized plot with this home. Double driveway to the front leading to the garages. Garden area with gate to the rear garden. The rear is mainly laid to lawn with mature borders





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and patio. Great outside space feeling private and perfect for the growing family or entertaining guests.



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