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Red Admiral Way
Rackheath



A WONDERFUL FIVE BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN, PARKING AND GARAGING

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1 Red Admiral Way, Rackheath, Norwich, NR13 6FE

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RECEPTION HALL

With door in from the front aspect, this welcoming reception hall has stairs leading to the first floor, with storage under. Doors open to the two reception rooms, and kitchen/dining room. Attractive flooring which continues through to the kitchen/dining room.

CLOAKROOM

With wc and hand wash basin.

SITTING ROOM

A lovely room with windows to both the front and rear aspects. A focal point is provided by a fireplace housing a contemporary wood burning stove on a granite hearth. A second door opens to the kitchen/dining room.

FAMILY ROOM

Having a window to the front aspect. This room could readily double as a formal dining room or home office if required.







KITCHEN/BREAKFAST ROOM

This fantastic open plan room offers ample space for a dining table, with the dining area being divided from the kitchen by an island. The kitchen is fitted with an excellent range of base storage units with granite worksurfaces having an inset 1½ bowl sink unit with mixer tap over. Matching wall cabinets provide further storage. Fitted AEG



appliances include ovens, warming drawer, hob with hood over, dishwasher. There is also a fitted wine cooler and fridge/freezer drawers. A window overlooks the rear garden, and bi-fold doors open to the terrace.

UTILITY ROOM

Having further fitted storage cabinets with granite worksurface over, and inset 1½ bowl sink unit. Space and plumbing for washing machine. Door out to the side aspect.



LANDING

With stairs up from the reception hall, fitted storage, access to loft.

BEDROOM 1

A well-proportioned bedroom with window to the front aspect. Fitted wardrobe, with sliding mirrored doors.

EN-SUITE

Stylish shower room, with oversize shower cubicle housing a rainwater, and handheld shower. Wc, hand wash basin, chrome towel rail/radiator.

BEDROOM 2

With window to the front aspect.

BEDROOM 3

With window to the rear, overlooking the garden.

BATHROOM

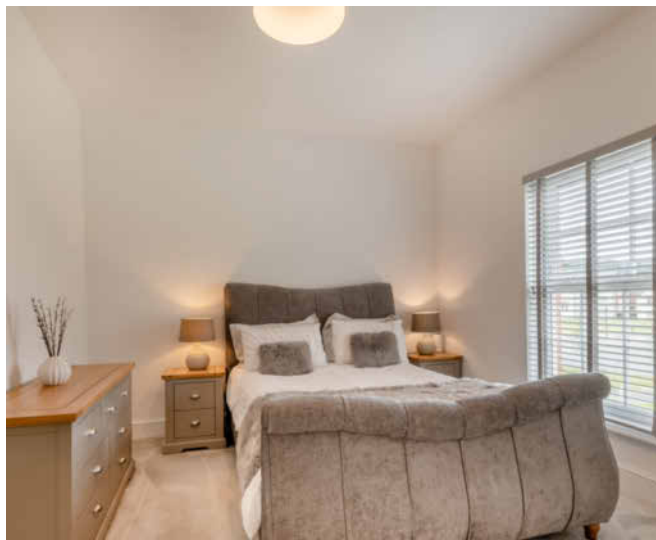
Fitted with suite comprising bath with handheld shower over, shower cubicle housing both a rainwater and handheld shower, wc and vanity hand was basin with storage under. Chrome towel rail/radiator.

BEDROOM 4

Currently utilised as a dressing room, there are fitted wardrobes to two walls, and a window overlooking the garden.

BEDROOM 5

With window overlooking the rear garden.





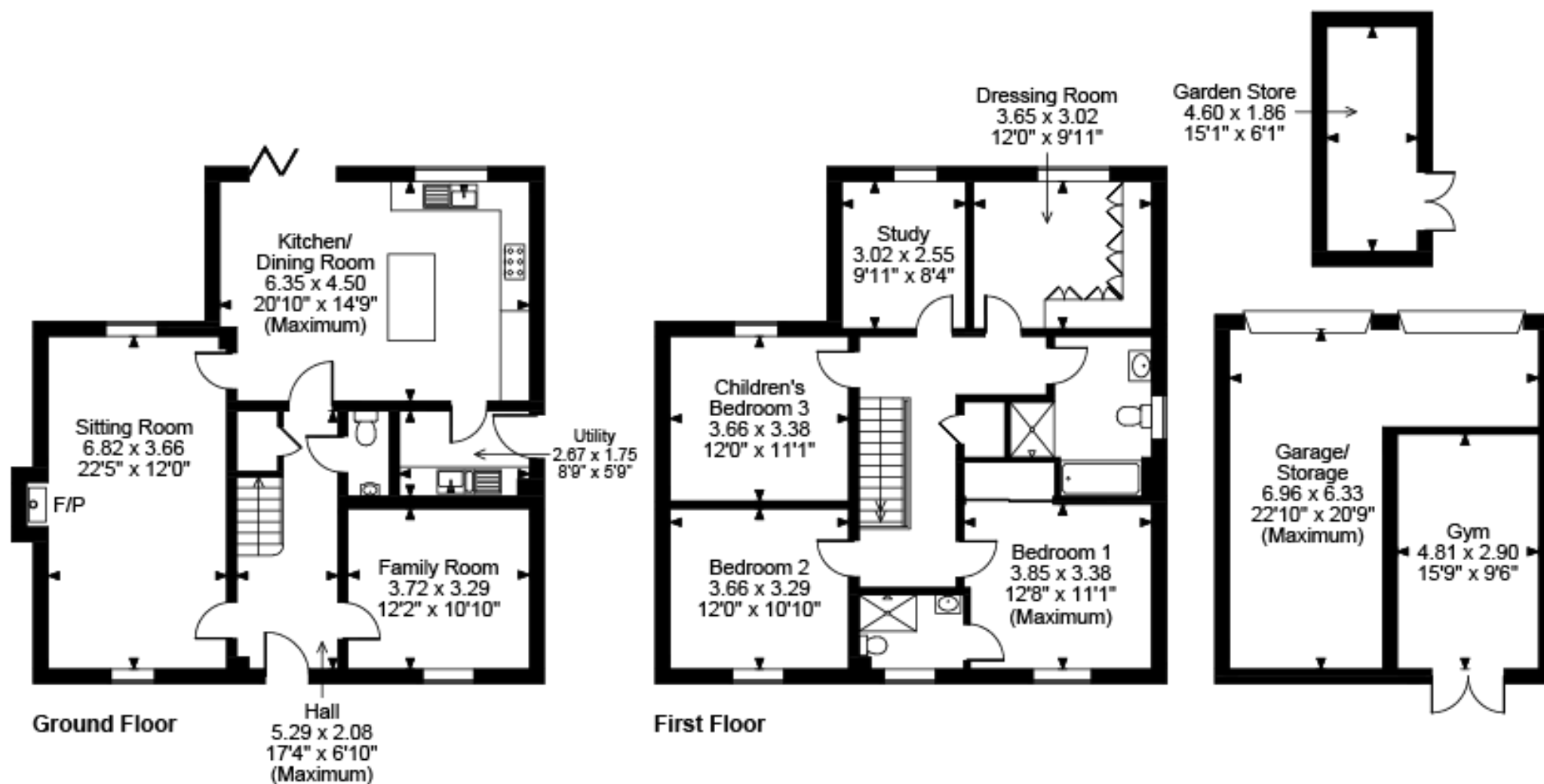
garden, however, it would be relatively straightforward to remove the gym area if more garaging was required.

EXTERNAL

The south facing rear garden is enclosed by fencing, is laid to lawn with sun terrace adjoining the house. A path leads to a gate out to the parking area, alongside which is a storage building, and the double garage. This garage has twin doors to the parking area, where there is parking for at least three/four vehicles. Part of the garage has been converted to a gym with glazed double doors into the



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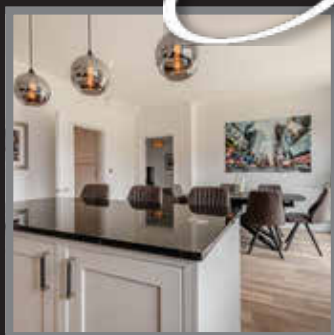


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This beautifully presented five bedroom home, stands with south facing garden within the village of Rackheath, to the north of Norwich, well situated for access into the City as well as having great access to the Norfolk Broads, and coast. The ground floor features a welcoming reception hall, two reception rooms, with the sitting room having a woodburning stove, and fantastic, beautifully fitted kitchen/dining room with AEG appliances. On the first floor there are five bedrooms along with the bathroom. The principal bedroom benefits from an en-suite shower room, while the fourth bedroom is currently utilised as a dressing room. The well-proportioned accommodation, along with 9' ceilings, give this home a real presence and sense of grandeur.

Externally the south facing garden includes a paved sun terrace, and there is a fantastic parking area for at least three/four vehicles alongside the detached double garage, part of which has been converted to a gym. The property is located conveniently for amenities and facilities, including a Tesco Extra, coffee shops and lovely walks, in the nearby woods. Viewing is a must, to fully appreciate the amount and style of the accommodation offered by this fabulous home.

EPC Rating: B
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



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