



## Lake View Rackheath Park, Norwich, NR13 6LP

**Asking price £450,000**

Unique opportunity to own this generous property situated close to the picturesque lake within the grounds of Rackheath Hall.

This stunning bedroom link detached property situated in the stunning grounds of Rackheath Hall. The property is approached via the gated entrance and drive to The Hall. The property offers generous high end accommodation which has just undergone a modern refurbishment.

The accommodation boasts Ground floor Entrance hall, cloakroom, kitchen/breakfast room, utility room, dining room, sitting room incorporating a sun room.

The first floor boasts master bedroom with ensuite, two further double bedrooms, family bathroom.

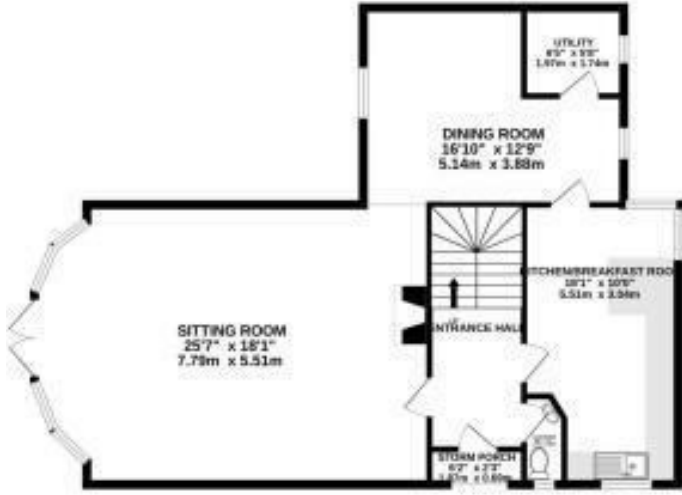
Exterior There is ample communal parking and the property also has a covered allocated parking bay within the Clock house stables. There is an enclosed front garden with access to the front entrance and to the rear of the house there is an area of garden that opens onto the communal gardens.

Each property has its own garden and access to the grounds is an added benefit.



# Floor Plan

**GROUND FLOOR**  
938 sq.ft. (87.2 sq.m.) approx.

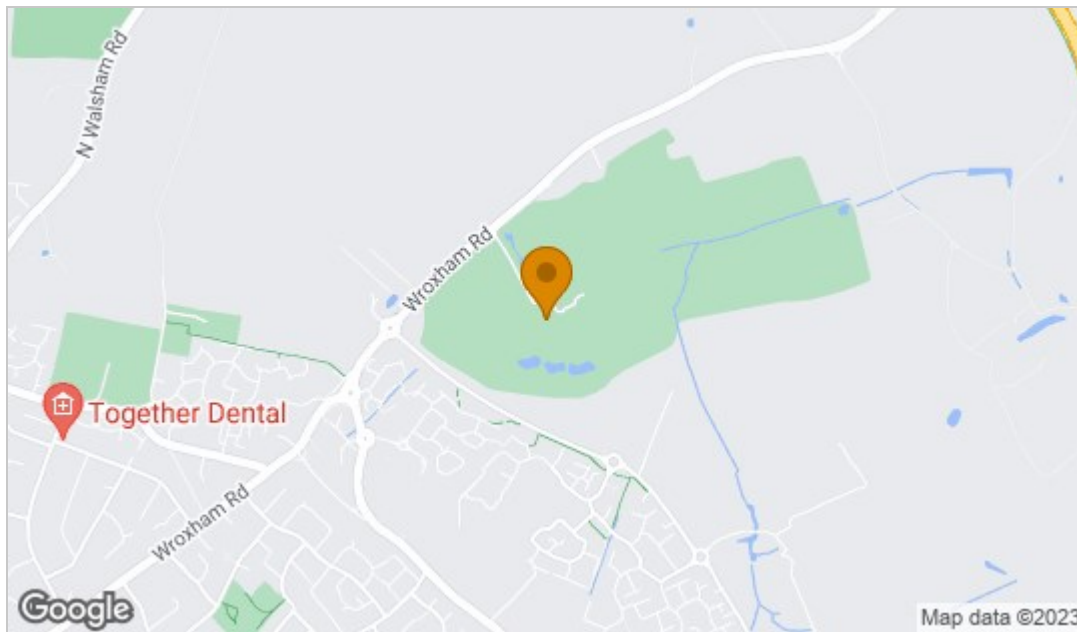


**1ST FLOOR**  
591 sq.ft. (54.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1529 sq.ft. (142.1 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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