



Elham Road, Rackheath, Norwich, NR13 6US

welcome to

Elham Road, Rackheath, Norwich

Well-presented four-bedroom detached home offering spacious family accommodation, including a generous kitchen/dining room, lounge, en-suite to the principal bedroom, family bathroom, enclosed garden, garage and parking. Ideal for modern family living.



Description

Situated in a popular residential location, this well-presented detached family home offers spacious and versatile accommodation extending to approximately 1,212 sq. ft.

The property is ideal for growing families, benefiting from four bedrooms, two bathrooms, a generous kitchen/dining room, and a detached garage.

The ground floor comprises a welcoming entrance hall with cloakroom, a bright and comfortable lounge overlooking the front aspect, and an impressive kitchen/dining room measuring over 18ft in length. The kitchen provides ample worktop and storage space, with room for dining and entertaining, while French doors open directly onto the rear garden.

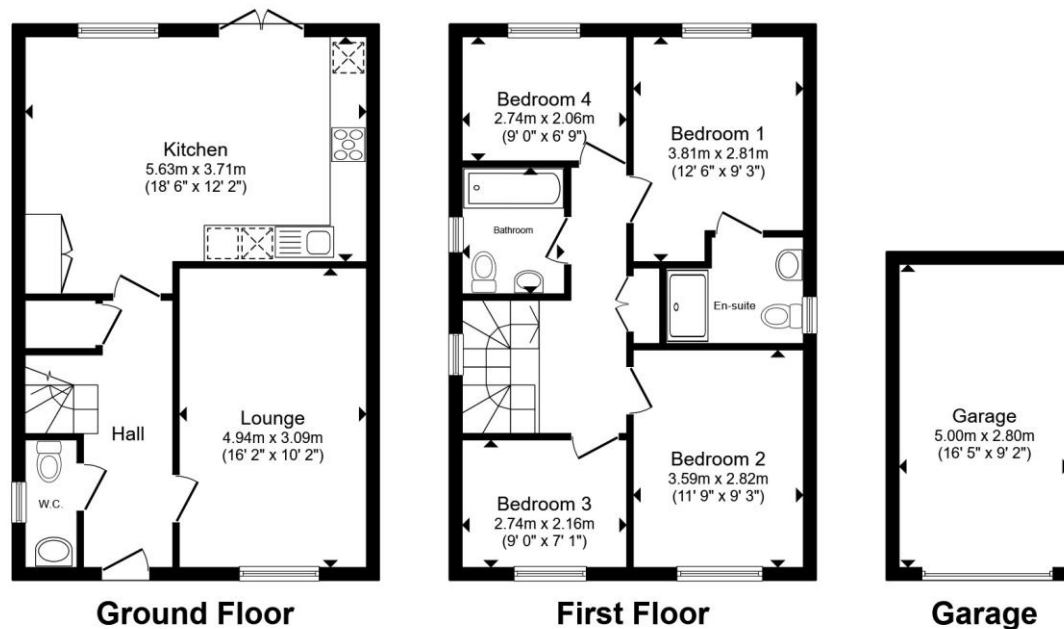
To the first floor, the principal bedroom benefits from an en-suite shower room, while three further bedrooms are served by a modern family bathroom. The layout offers flexibility for family living, home working, or guest accommodation.

Outside, the property enjoys an enclosed rear garden, ideal for outdoor dining and relaxation. A detached garage provides secure storage or parking, with additional off-road parking available.

Conveniently located close to local amenities, schools, and transport links, this attractive home combines practical family living with modern comfort and is offered in good order throughout. Early viewing is highly recommended to appreciate the space and accommodation on offer.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 112.6 m² (1,212 sq.ft.) approx

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). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/NOR144837

welcome to

Elham Road, Rackheath, Norwich

- Four-bedroom detached family home
- Spacious 18ft kitchen/dining room with French doors to the garden
- Principal bedroom with en-suite shower room
- Ground floor cloakroom and family bathroom
- Detached garage, enclosed rear garden, and off-road parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144837



Property Ref:
NOR144837 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk