



Vera Road, Rackheath - NR13 6QP

**STARKINGS
&
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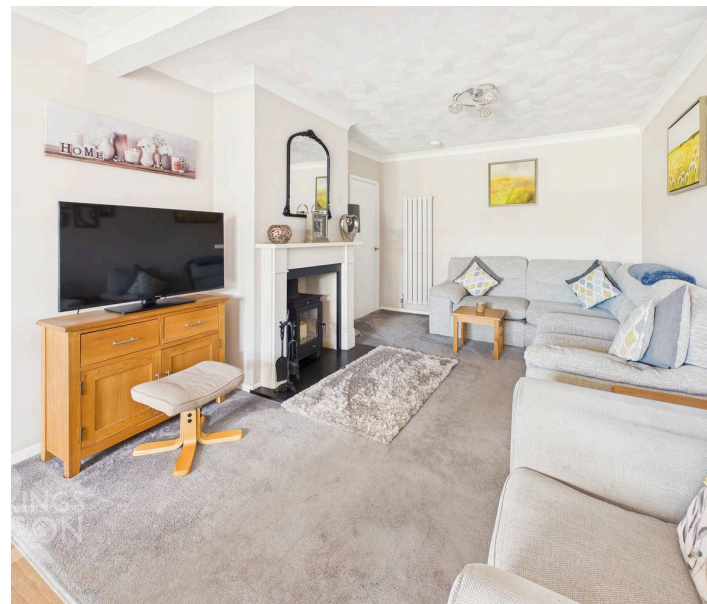
HYBRID ESTATE AGENTS



Vera Road

Rackheath, Norwich

Set within an APPROXIMATELY 0.16 ACRE PLOT (stms), this UPDATED, MODERNISED, and EXTENDED DETACHED BUNGALOW offers an exceptional blend of contemporary comfort and flexible living, extending to some 1157 Sq. ft (stms) of accommodation. Step through the entrance to discover a bright and expansive 25' SITTING/DINING ROOM, complete with a WOOD BURNER and direct GARDEN ACCESS - perfect for entertaining or relaxing by the fire. The 14' KITCHEN/BREAKFAST ROOM is thoughtfully designed for both casual meals and culinary creativity, featuring modern fittings and ample workspace. The property provides UP TO THREE BEDROOMS, including a SELF-CONTAINED ANNEXE or MAIN BEDROOM SUITE, ideal for multi-generational living or guest accommodation - with it's own ENTRANCE from the driveway. Enjoy the luxury of a LARGE 10' FAMILY BATHROOM, boasting a separate SHOWER and EXTENSIVE STORAGE, ensuring practicality and style. Throughout, you will find RE-WIRED ELECTRICS, UPDATED DECOR, and REPLACEMENT FLOORING, creating a fresh and welcoming atmosphere.



Each space flows seamlessly, delivering privacy, versatility, and a bright, airy feel that will appeal to a range of buyers. THE GREAT OUTDOORS offers a truly impressive setting for both relaxation and recreation. The rear garden is FULLY ENCLOSED by TIMBER PANEL FENCING and MATURE HEDGING, providing excellent privacy and a safe space for children or pets. A RAISED TIMBER DECKED SEATING AREA leads directly from the main dining room, offering the perfect spot for alfresco dining or morning coffee.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Approx. 0.16 Acre Plot (stms)
- Updated, Modernised & Extended Detached Bungalow
- Self Contained Annexe or Main Bedroom Suite
- Re-Wired Electrics, Updated Decor & Replacement Flooring
- 25' Sitting/Dining Room with a Wood Burner & Garden Access
- 14' Kitchen/Breakfast Room
- Up to Three Bedrooms
- Large 10' Family Bathroom with a Shower & Extensive Storage



The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. Within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, local shop with post office and local pub all with walking distance. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

SETTING THE SCENE

Set back from the road behind a low level brick wall, a hard standing driveway offers tandem parking for several vehicles, with a lawned frontage and planted borders. Access leads to the annexe accommodation, gated rear garden and main entrance door.

THE GRAND TOUR

Stepping inside, the hall entrance offers fitted carpet and a recessed barrier mat, with a range of built-in storage and high level storage to one side, with doors leading off to the bedroom and living accommodation. Two front facing bedrooms enjoy garden views and bay windows to front, one being finished with wood effect flooring and the other fitted carpet underfoot. Sitting adjacent, the large spacious family bathroom offers a three piece suite with extensive built-in storage under the hand-wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled splash-backs, tiled effect flooring and heated towel rail. The sitting room features a cast iron wood burner and feature fireplace, with fitted carpet underfoot with an open aspect to the adjacent dining room - flowing with wood effect flooring and sliding patio doors which open up to the rear garden. A door takes you to the kitchen which has been re-fitted to include extensive built-in storage incorporating integrated cooking appliances with an inset gas hob and built-in electric oven, with matching up-stands running around the work surface. Integrated appliances include a fridge freezer, dishwasher and washing machine, with dual aspect windows to the side and rear, and a wall mounted gas fired central heating boiler.

The rear lobby area offers a useful utility space, with a door leading to the garden and annexe front door. Tiled flooring is underfoot for ease of maintenance, and a further door takes you to the open plan annexe accommodation. Currently laid out as an open plan bedroom, sitting and kitchen area, wood effect flooring can be found underfoot with a side facing window and door leading to the garden. A kitchenette includes built-in storage and space for white goods, whilst a door takes you to a shower room which offers a modernised three piece suite including storage under the hand wash basin, corner shower cubicle, electric shower, tiled splash-backs, vinyl flooring and heated towel rail.

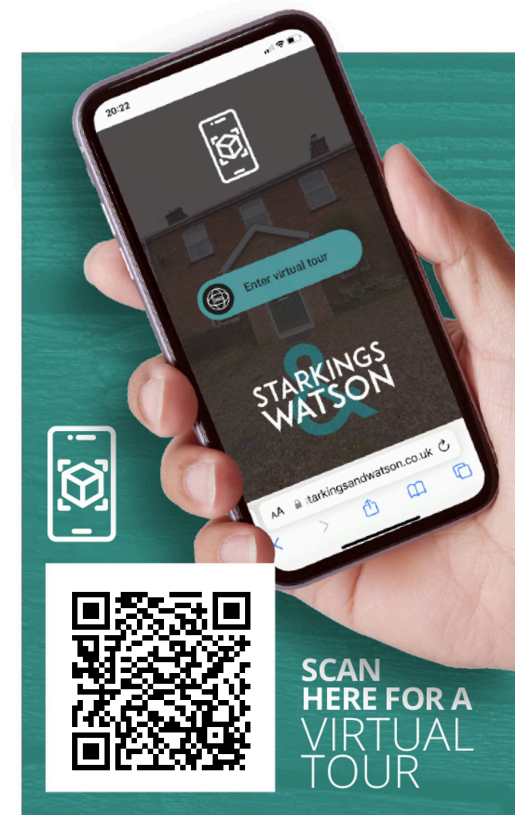
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and mature hedging, with a raised timber decked seating area flowing from the main dining room. A patio area leads off, with raised planters and further seating areas, along the large open plan lawned space adorned by a range of planted borders. A timber shed offers storage, whilst a low level picket fence encloses a working garden and vegetable plot to the rear, with a further timber storage shed and greenhouse.





Approximate total area⁽¹⁾

1157 ft²

107.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.