



Salman Road, Rackheath - NR13 6UU

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HYBRID ESTATE AGENTS



Salman Road

Rackheath, Norwich

MOTIVATED VENDORS. Situated within a PRIVATE CUL-DE-SAC with a picturesque tree-lined frontage overlooking Salhouse Road, this impressive 2023 BUILT detached residence offers approximately 1348 Sq. ft (stms) of well-appointed accommodation. The property is presented in AS NEW CONDITION and has been THOUGHTFULL DESIGNED to suit MODERN FAMILY LIVING. Upon entering, you are welcomed by a generous ENTRANCE HALL leading to a spacious 20' KITCHEN/DINING ROOM, with a BAY FRONTAGE and EXTENSIVE CUPBOARD STORAGE - perfectly suited for entertaining or family meals. The kitchen is complemented by a separate UTILITY ROOM providing practical space for laundry and storage needs. The 15' SITTING ROOM sits to the rear, centred on a FEATURE MEDIA WALL, whilst boasting a TRIPLE ASPECT, filling the space with natural light throughout the day, while a private STUDY offers an ideal environment for home working or quiet reading. The ground floor also benefits from a convenient W.C, while upstairs, the PRINCIPAL BEDROOM enjoys its own EN SUITE SHOWER ROOM.

Three further well-proportioned bedrooms are served by a CONTEMPORARY FAMILY BATHROOM, making this home a superb choice for growing families or those seeking versatile accommodation. Stepping outside, the property showcases a NEWLY LANDSCAPED REAR GARDEN, designed for low-maintenance enjoyment and year-round appeal. A PORCELAIN PATIO provides an elegant setting for al fresco dining, morning coffee, or relaxing with friends and family. A detached GARAGE provides secure parking and additional storage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Motivated Vendors!
- Approx. 1348 Sq. ft (stms) of Accommodation
- Private Cul-De-Sac Setting with Tree Lined Frontage
- 20' Kitchen/Dining Room with Separate Utility Room
- 15' Triple Aspect Sitting Room & Private Study
- Four Bedrooms
- W.C, En Suite & Family Bathroom
- Newly Landscaped Garden with Porcelain Patio & Detached Garage

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, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.



SETTING THE SCENE

Occupying a cul-de-sac setting and set back with a lawned front garden, tandem off road parking can be found to the side, with access leading to the detached garage and gated rear garden. Situated on a private road, further parking can be found to the side of the property whilst the property enjoys views across the green space and road beyond.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with tiled effect flooring underfoot. Stairs rise into the first floor landing with attractive wood panelling, and useful built-in storage cupboard sitting to one side. The kitchen/dining room offers an open plan space with a feature bay window to front and a fully fitted range of wall and base level units. Tiled effect flooring flows underfoot with ample space for soft furnishings and a dining table. The kitchen itself offers a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven, with stainless steel splash back and extractor fan. Matching up-stands run around the work surface, with an integrated fridge freezer and dishwasher, whilst the rear facing window allows for views across the rear garden. A further door leads back to the hall entrance whilst a door takes you to the matching utility room - with further work surface and cupboard storage, with space provided for a washing machine and tumble dryer, with a door leading to the rear garden. Sitting opposite, a ground floor study has been finished with fitted carpet whilst enjoying views over the open green space to front. The ground floor W.C is finished with a white two piece suite, with continued tiled effect flooring underfoot and tiled splash-backs. The main living space sits to the rear of the property with triple aspect views to side and rear, with French doors leading out to the newly created patio with a feature media wall showcasing space for a wall mounted television and recessed fireplace.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the four bedrooms. The main bedroom sits to the rear of the property with dual aspect views to two sides, fitted carpet underfoot and a door taking you to a private ensuite shower room - finished with a contemporary white three piece suite including a large walk-in double shower cubicle with a thermostatically controlled shower. Attractive tiled splash-backs are installed with wood effect flooring and a heated towel rail. The second bedroom sits to the front of the property with twin front facing windows, fitted carpet and built-in double wardrobe. The two remaining bedrooms are both finished with fitted carpet and uPVC double glazing, with the smaller bedroom including dual aspect views and a built-in storage cupboard over the stairs. Completing the property is the family bathroom which is presented in immaculate condition and finished with a white four piece suite including a panelled bath and walk-in double shower cubicle, with a thermostatically controlled shower, attractive tiled splash-backs and heated towel rail.

FIND US

Postcode : NR13 6UU

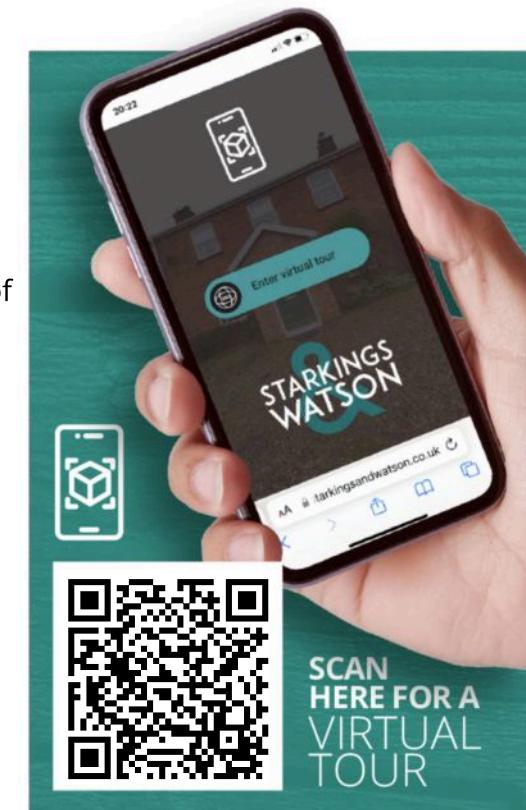
What3Words : ///admiral.crowd.casual

VIRTUAL TOUR

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

AGENTS NOTES

Annual service charges for the upkeep of communal green space are charged in the region of £80 PA.



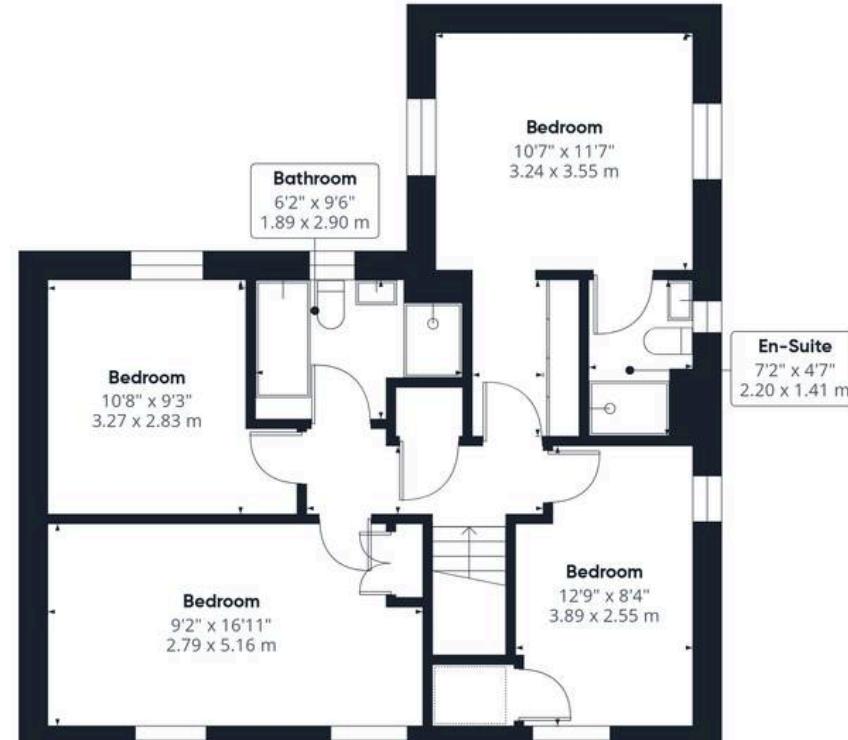
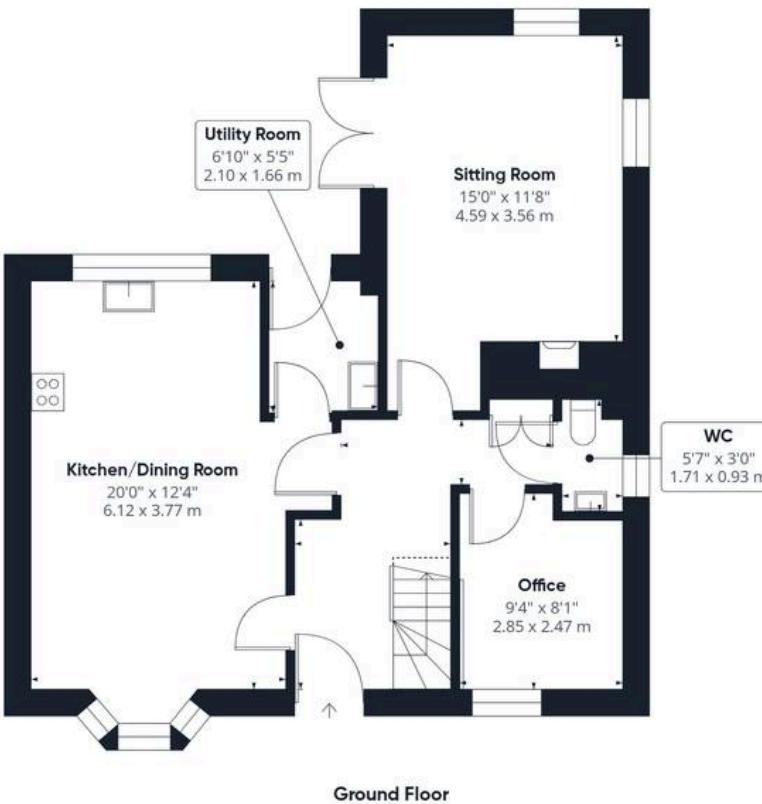




THE GREAT OUTDOORS

the rear garden has been newly landscaped making the most of the space on offer including a central lawned expanse, with enclosed timber fence boundaries. An L-shaped porcelain patio includes a step from the utility room and sitting room. A gate leads to the driveway, whilst raised timber sleeper borders are ready for planting. The garage is accessed via an up and over door to front, with storage above, power and lighting.





Approximate total area⁽¹⁾

1348 ft²

125.3 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





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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 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.