



Elham Road, Rackheath - NR13 6US



Elham Road

Rackheath, Norwich

Welcome to this STUNNING FOUR BEDROOM FAMILY HOME, built in 2022 and presented in EXCELLENT ORDER THROUGHOUT, offering a perfect blend of MODERN DESIGN and PRACTICAL LIVING. Step inside and be greeted by a welcoming ENTRANCE HALL, leading to a SPACIOUS 16' SITTING ROOM (ideal for relaxation or entertaining guests) and an IMPRESSIVE 19' KITCHEN/DINING ROOM at the rear, flooded with natural light from large windows and patio doors. The kitchen is beautifully appointed with CONTEMPORARY UNITS and QUALITY APPLIANCES, providing ample space for family meals and social gatherings. A USEFUL UTILITY CUPBOARD and a convenient GROUND FLOOR W/C add to the practicality of the layout on the ground floor. Upstairs, you will find FOUR AMPLE BEDROOMS, including a PRINCIPAL BEDROOM with a LUXURIOUS EN-SUITE SHOWER ROOM, as well as a MODERN FAMILY BATHROOM (perfect for busy mornings or peaceful evenings). Every room is finished to a HIGH STANDARD, creating a warm and inviting atmosphere throughout. Step outside and discover THE GREAT OUTDOORS, where a FULLY LANDSCAPED REAR GARDEN awaits, offering a peaceful retreat for both relaxation and play. The garden is thoughtfully designed with a combination of LAWN and PAVED PATIO AREAS (perfect for alfresco dining, summer barbeques, or simply enjoying the sunshine). Mature planting and secure fencing provide both PRIVACY and TRANQUILLITY, creating a safe environment for children and pets. To the front, a GENEROUS DRIVEWAY offers ample parking for several vehicles, whilst the LARGE SINGLE GARAGE provides additional storage or workshop space.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Modern 2022 Built Family Home

- Presented In Excellent Order Throughout
- Excellent Light Filled 19' Kitchen/Dining Room To Rear
- Separate 16' Sitting Room
- Four Ample Bedrooms, En-Suite & Family Bathroom
- Useful Utility Cupboard & Ground Floor W/C
- Fully Landscaped Rear Garden
- Generous Driveway Parking & Large Single 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 tucked away cul-de-sac setting, the property is approached via a shingled front garden with planting beds and a pathway leading to the main entrance door. A tandem driveway sits adjacent with gated access to the rear garden, access to the garage beyond.



THE GRAND TOUR

Once inside the welcoming hallway, wood effect flooring runs underfoot with stairs rising to the first floor landing, and a useful built-in storage cupboard below. Doors lead off to the kitchen/living space along with the ground floor W.C also. The main sitting room is flooded with natural light being front facing with further wood effect flooring and ample room for soft furnishings. The kitchen/dining room to the rear stretches across the rear of the property with a warm and inviting feel along with porcelain tiled flooring underfoot. The kitchen itself offers an L-shape arrangement of wall and base level units with integrated cooking appliances including a 5-ring burner gas hob, with an extractor fan above and built-in eye level electric double oven. Tiled splash-backs run around the work surface with integrated appliances including a fridge freezer and dishwasher. There is a solid worktop as well as ample room for a dining table. A window and French doors head to the rear garden whilst double doors conceal a utility cupboard where space is provided for laundry appliances along with the wall mounted gas fired central heating boiler.

Upstairs the carpeted landing includes a built-in storage cupboard and window to side offering excellent natural light, whilst the loft access hatch sits above. The main bedroom sits to the rear of the property with a door leading to a private ensuite shower room with a white three piece suite including a double walk-in shower with tiled splash-backs and heated towel rail. The bedroom also houses generous fitted storage. The second bedroom sits to the front of the property. There are then two further single bedrooms, one to the front and one to the rear ideal for children's bedrooms, study or dressing room. Serving the bedrooms, the family bathroom can be found leading off the landing, with a white three piece suite including a heated towel rail, tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR13 6US

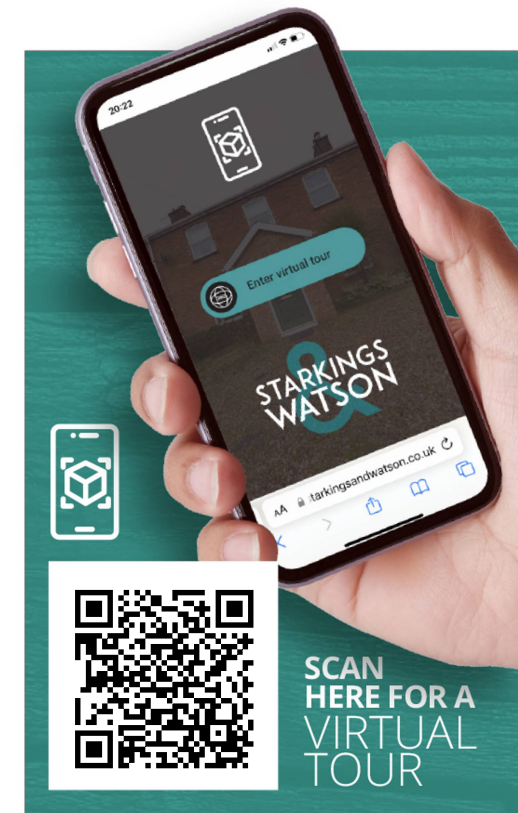
What3Words : ///larger.waddled.relay

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is an annual service charge due for the upkeep of communal green space. Figure TBC.



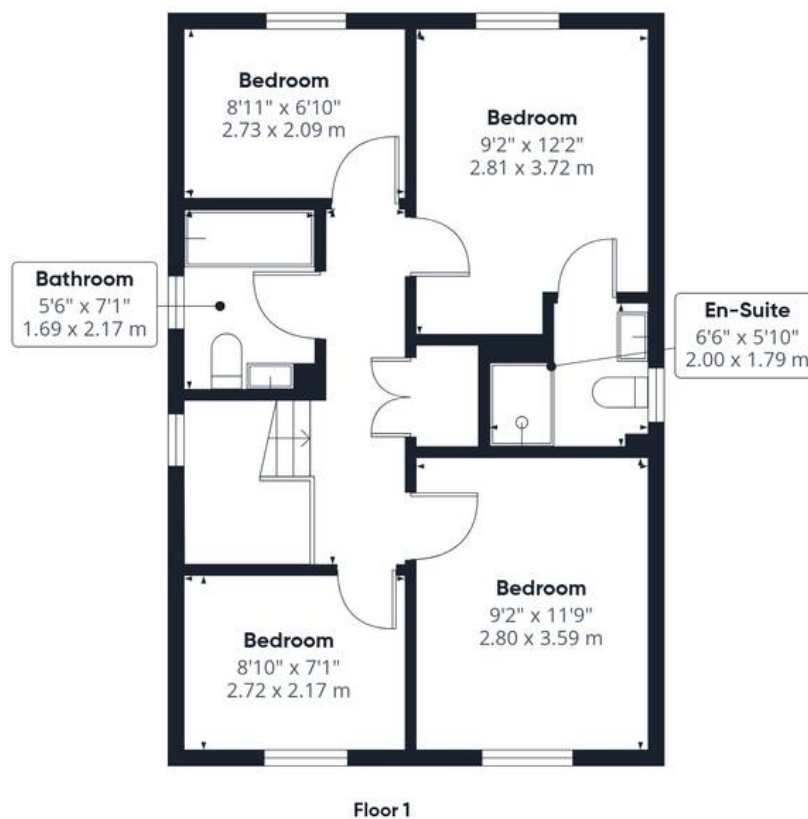




THE GREAT OUTDOORS

The rear garden has been fully landscaped to incorporate a patio which stretches across the rear of the property, providing ideal outside entertaining and alfresco dining space. There is a pathway and additional paved patio as well as main central lawns flanked by well stocked planting beds and borders filled with shrubs. Timber panel fencing and planting to two sides enclose the garden whilst gated access leads to the driveway. The garage offers an up and over door to front, storage above, power and lighting.





Approximate total area⁽¹⁾
1007 ft²
93.3 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.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.