



Tudor Road, Rackheath - NR13 6FX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Tudor Road

Rackheath, Norwich

IMMACULATE 2023 BUILT DETACHED FAMILY HOME offering over 1400 SQ. FT (stms) of thoughtfully designed accommodation, ideally positioned CLOSE TO THE NDR/BROADLAND NORTHWAY for easy commuting. This impressive property boasts a striking HALL ENTRANCE with UNDERSTAIRS STORAGE and a convenient W.C, setting the tone for the high standard found throughout. The heart of the home is the 28' FULL WIDTH KITCHEN/DINING ROOM, complete with modern fittings, a SEPARATE UTILITY ROOM, and TWIN SETS OF FRENCH DOORS opening directly to the garden - perfect for seamless indoor-outdoor living. TWO GENEROUS RECEPTION ROOMS provide flexible spaces for family gatherings or working from home. Upstairs, FOUR SPACIOUS BEDROOMS, all with ample natural light, are complemented by a STYLISH EN SUITE SHOWER ROOM to the principal bedroom and a CONTEMPORARY FAMILY BATHROOM with a separate shower. Every detail has been finished to a high standard, creating a bright and welcoming environment ready for immediate occupation. The GARDEN begins with an EXTENDED FULL WIDTH PATIO seating area, accessed directly from the



kitchen French doors, ideal for alfresco dining and entertaining. The patio opens onto a LARGE LAWNED GARDEN, fully enclosed by TIMBER PANEL FENCING, and providing scope for further landscaping or play equipment. Gated access to the side leads to a TANDEM DRIVEWAY and an OVERSIZED SINGLE GARAGE.

Council Tax band: E
Tenure: Freehold

- Detached 2025 Built Family Home with an Immaculate Decor
- Over 1400 Sq. ft (stms) of Accommodation including Two Reception Rooms
- 28' Full Width Kitchen with Twin Sets of French Doors to the Garden & Separate Utility Room
- Hall Entrance with Understairs Storage & W.C
- Four Spacious Bedrooms
- Separate En Suite shower Room & Family Bathroom with a Shower
- Large Garden with an Extended Patio
- Tandem Driveway & Oversized 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

With an attractive low maintenance frontage, access leads to the block paved driveway, where gated access leads to the rear garden and access leads to the garage.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with stairs rising to the first landing and useful built-in storage cupboard below. The formal sitting room sits to your right hand side offering a neutral decor and front facing window, with fitted carpet underfoot. Sitting opposite, the ground floor study/snug extends the living space, continuing with a neutral decoration and front facing window. From the hall entrance, the ground floor W.C leads off with a two piece suite, tiled splash-backs and wood effect flooring running across the full width of the property. The open plan kitchen/dining room offers an expansive room ideal for entertaining and family living. With two sets of French doors opening up to the garden and a rear facing window, this light and bright space offers ample room for soft furnishings and a dining table. The kitchen itself offers a U-shape arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in eye level electric oven with matching upstands. Integrated appliances include a dishwasher with space provided for a fridge freezer. The utility room offers a further range of storage, along with an integrated washing machine, space for tumble dryer, door to side and cupboard housing the wall mounted gas fired central heating boiler.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors leading off to the four bedrooms - all finished with uPVC double glazing and fitted carpet. The main bedroom sits at the front of the property with ample room for freestanding or built-in wardrobes, and a door taking you to a private ensuite shower room - finished with a white three piece suite, tiled splash-backs, heated towel rail

and wood effect flooring. The family bathroom is completed in a similar style and due to its spacious design incorporates a four piece suite with a panelled bath and separate walk-in shower cubicle, with an electric shower, tiled splash-backs, heated towel rail and wood effect flooring.

FIND US

Postcode : NR13 6FX

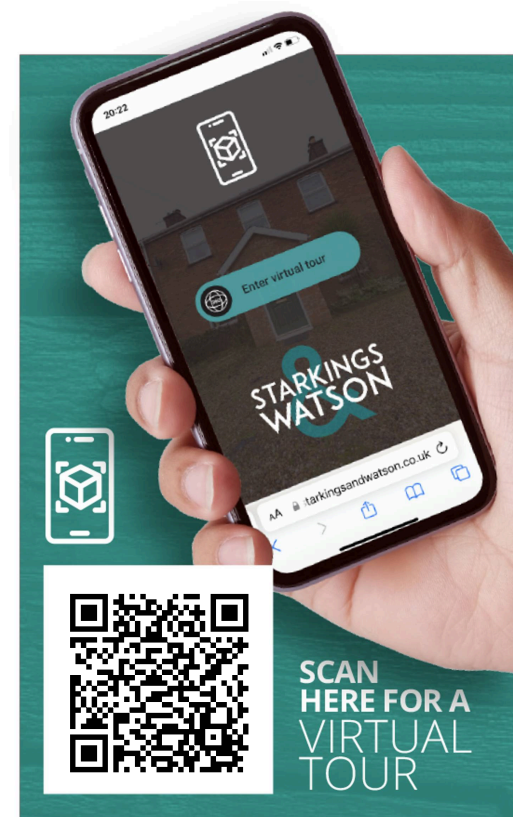
What3Words : ///hello.cave.hops

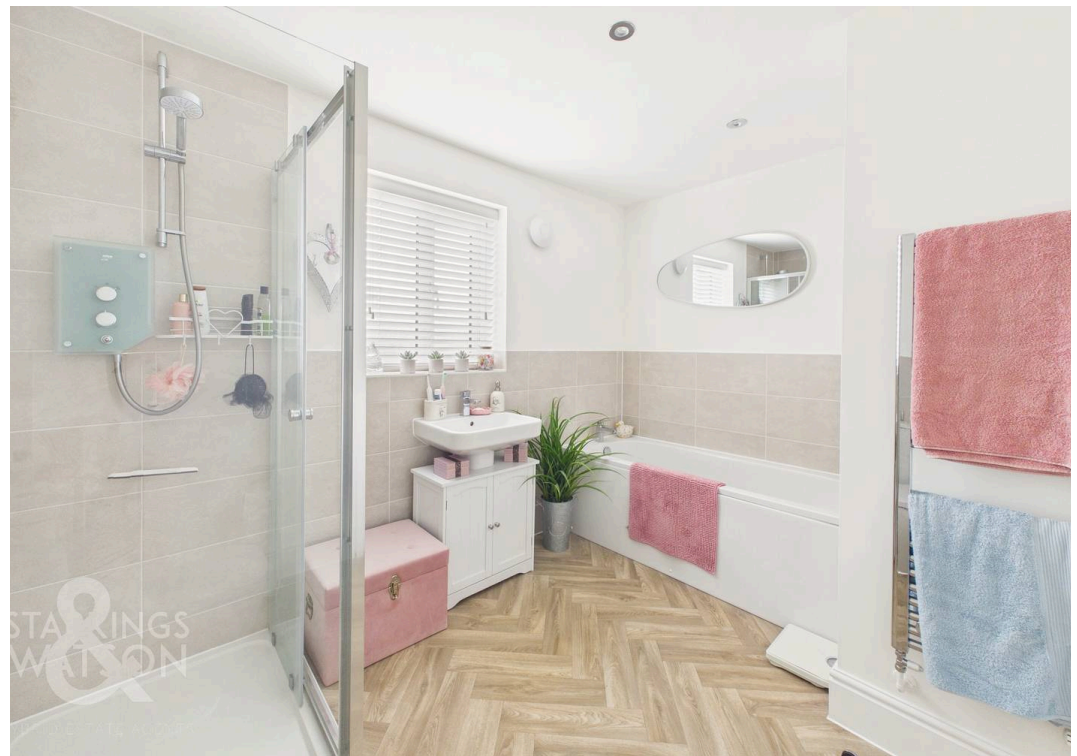
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge in the region of £156 is due for the upkeep of communal green space on the development.



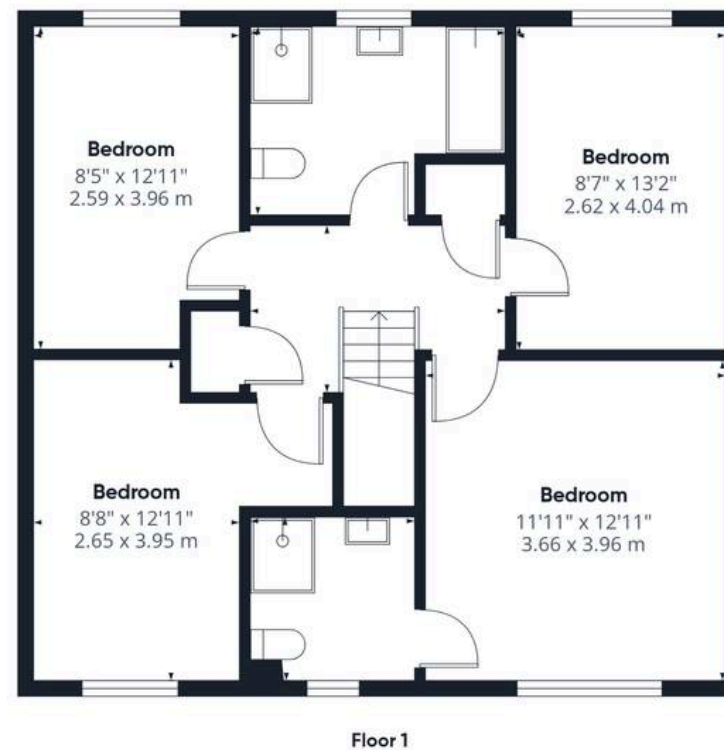
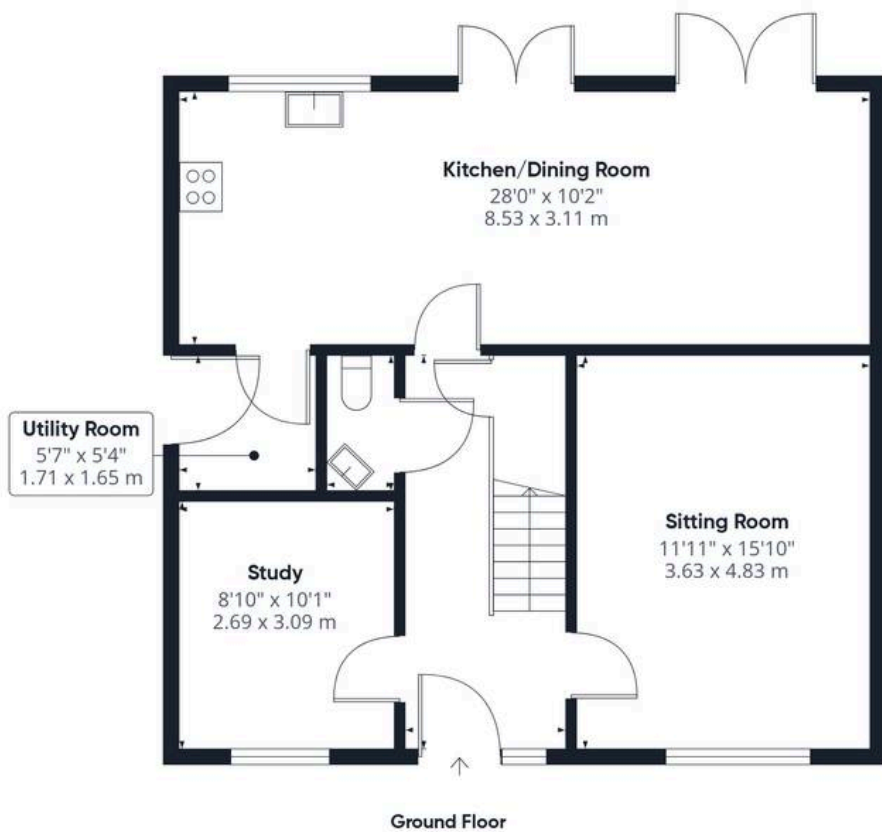




THE GREAT OUTDOORS

The rear garden offers an extended full width patio seating area, leading from the kitchen French doors, with an opening to the main lawned expanse beyond. To the side of the property, gated access leads to the driveway with a door to the adjacent garage. The lawned gardens are enclosed within timber panel fencing, offering huge potential for further landscaping, and making use of the excellent size and proportions. The garage offers an up and over door to front with a door to side, storage above, power and lighting.





Approximate total area⁽¹⁾

1403 ft²
130.3 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 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.