



Wroxham Road, Rackheath - NR13 6NQ

**STARKINGS
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HYBRID ESTATE AGENTS



Wroxham Road

Rackheath, Norwich

Benefitting from a multitude of major improvements this END-OF-TERRACE HOME boasts all new uPVC DOUBLE GLAZED WINDOWS, updated electrics, a new roof and updated GAS FIRED CENTRAL HEATING BOILER fitted in November 2025. The property, despite the vast works carried out, still holds its CHARACTER and CHARM with a remodelled ground floor giving a NEW KITCHEN and 25' OPEN PLAN sitting and dining room area, ideal for family living. To the very rear of the home, a garden room gives further living space while overlooking the PRIVATE REAR GARDEN. The first floor landing gives access to THREE BEDROOMS each having use of the FAMILY BATHROOM and WC. Externally, the property is offered with OFF ROAD PARKING and a GARAGE found to the right hand side of the home with a private footpath leading you into the WELL-PROPORTIONED rear garden.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End-Of-Terrace House
- Considerably Modernised With New Central Heating In 2025
- New Roof Fitted With Kitchen Remodelled & Updated
- 25' Open Sitting/Dining Room Space Backing Onto Garden Room
- Three Bedrooms
- All New uPVC Double Glazed Windows & External Doors
- Generous & Private Fully Enclosed Rear Garden
- Brick Garage

The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. With pedestrian access to the bus stop and cycle path, With easy reach to a great selection of schools including Cecil Gowing Infant School, Falcon Junior School, Open Academy and Sprowston High School. Also close by are 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

The property is found set back from the street where tall mature shrubbery gives privacy to the front of the home where a shingle frontage allows for potential off road parking. Sat to the right of the terrace of cottages, the space opens up to allow for formal off road parking sat in front of the garage with private footpath leading directly back into the rear garden.

THE GRAND TOUR

Stepping inside through the newly fitted composite front door, the entrance hallway is the first place to greet you with space remaining to hang coats and shoes before heading into the remainder of the home. At the very end of the hallway, beyond a handy under the stair storage space is a fully remodelled and newly fitted kitchen with tiled splashbacks and a mixture of wall and base mounted storage units. Within the kitchen space still remains for freestanding appliances to include a fridge, freezer, range style oven and hob with extraction above and plumbing for a washing machine.

Turning to your right as you enter the property, the home opens up in the form of an impressive 25' open plan sitting and dining room laid with hard wearing wood effect flooring. The space features a feature red brick fireplace fitted with wood burning fire partnered with a solid wooden mantle and tiled hearth. Newly fitted uPVC double glazed windows front the space with the flooring opening to the very rear for a formal dining table. At the very rear of the home a large garden room is laid with tiled flooring and fitted with updated radiators whilst offering a fully double glazed glass surround and French doors opening into the rear garden.

The first floor landing splits to allow access into each of the three bedrooms within the home as well as handy built in storage cupboard whilst a separate WC sits at the very top of the stairs complete with low level radiator and family bathroom suite sat just next door with a predominantly tiled surround and shower head with glass screen mounted over the bath.

Sat just next door to this is the first of the double bedrooms with uninterrupted views over the rear garden and surrounding scenery. The space is laid with carpeted flooring and is more than large enough to accommodate a double bed with further soft furnishings whilst the largest of the bedrooms sits the the very front of the home again with a generous and open carpeted floor space. The smaller of the bedrooms sits towards the front of the home again being capable of accommodating a double bed. The room benefits from built in storage with all uPVC double glazed windows.

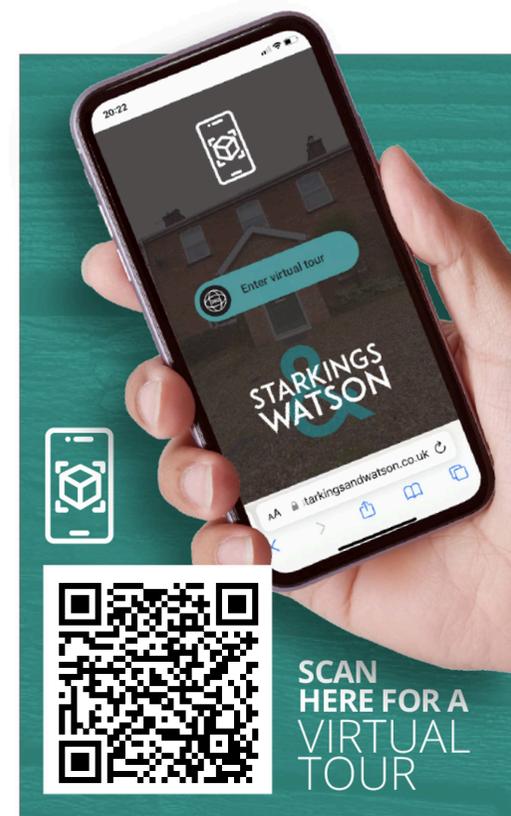
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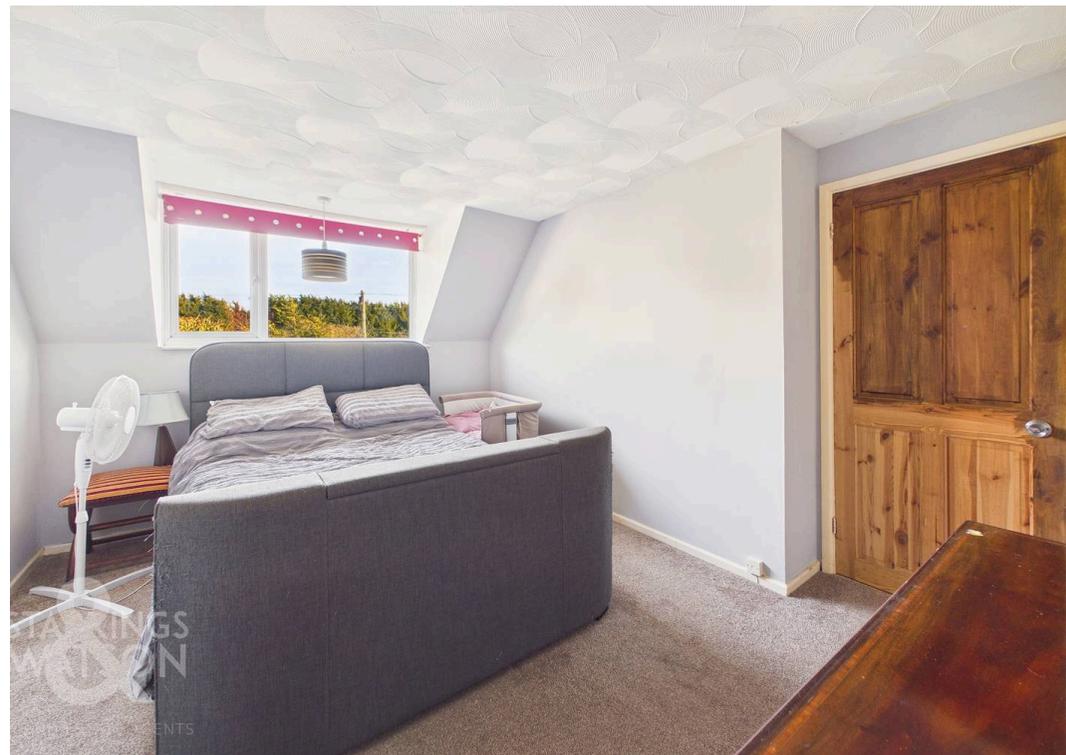
Postcode : NR13 6NQ

What3Words : ///destroyer.because.coiling

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is generous in size and kept completely enclosed by a mixture of timber panel fencing and mature shrubbery which in turn adds privacy to the outside space. A predominantly lawned area is accompanied by vegetable planting beds with a rear garden patio perfectly positioned to make the most of the summer sunshine with pathway leading you out towards the garage.





Approximate total area⁽¹⁾

959 ft²
89.2 m²

Reduced headroom

9 ft²
0.9 m²

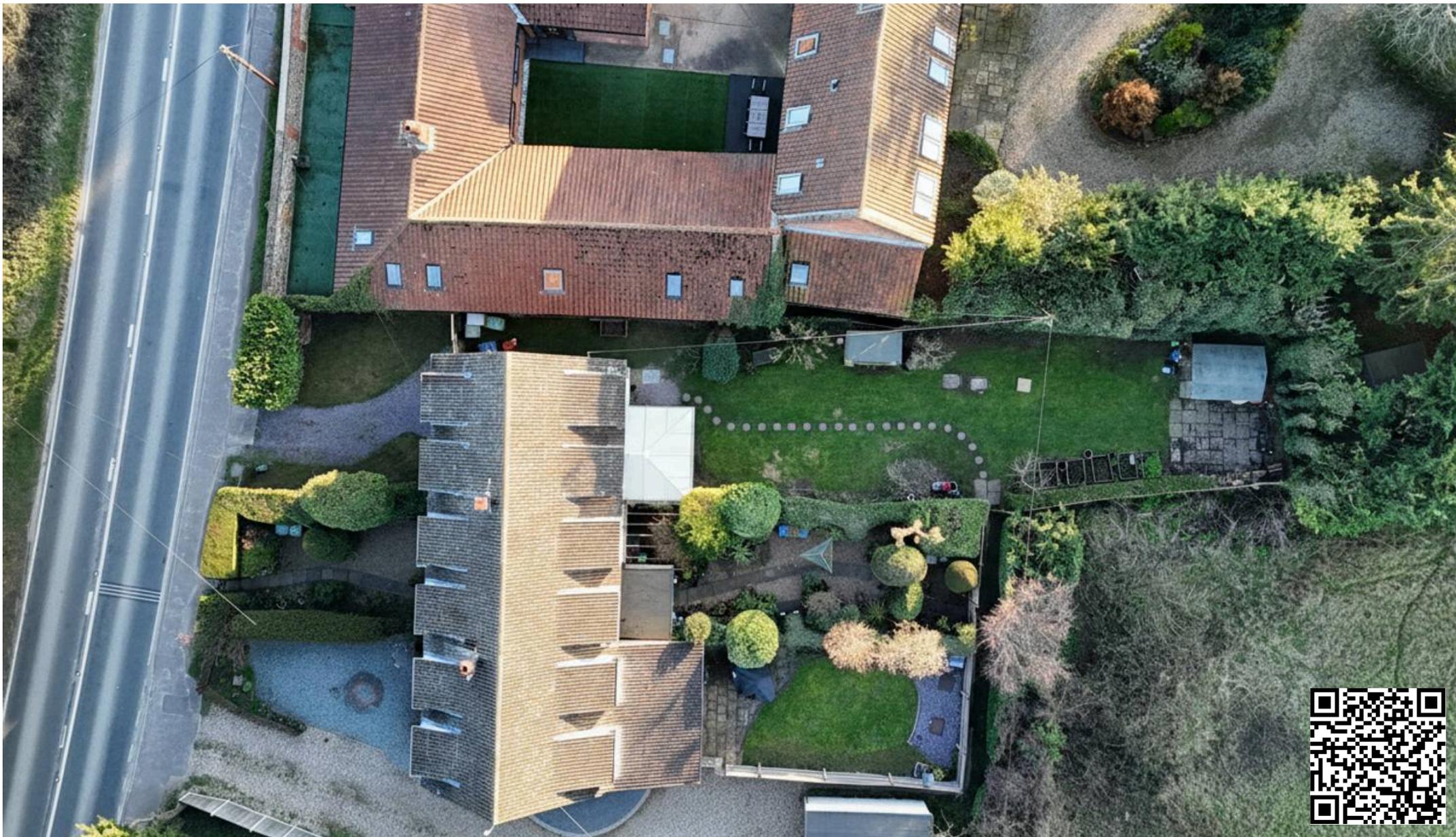
(1) Excluding balconies and terraces

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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