



**Hawthorn Drive, Rackheath, Norwich, NR13 6LN**

**welcome to**

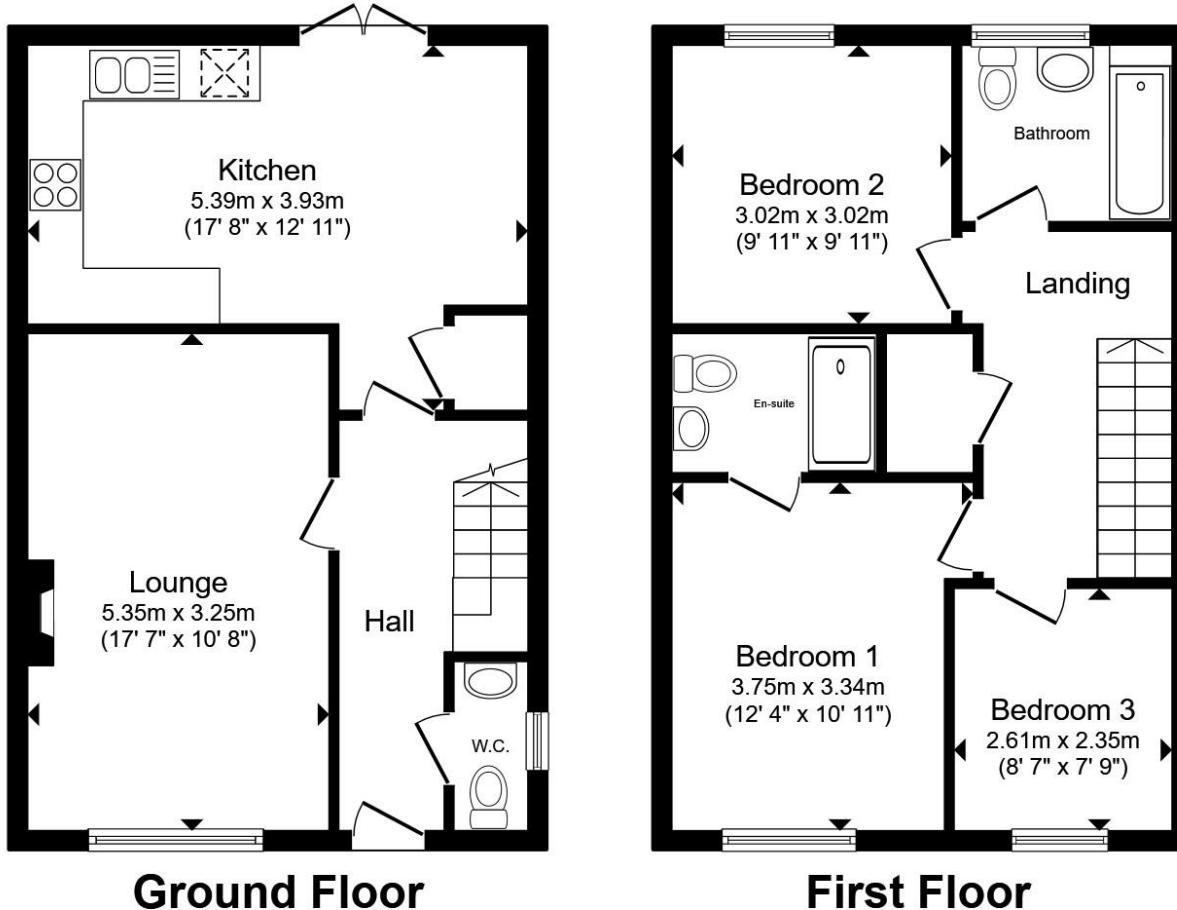
## **Hawthorn Drive, Rackheath, Norwich**

Nestled in the highly sought-after village of Rackheath, this property offers an abundance of well-proportioned accommodation, starting with a light and spacious hallway. This leads to a generous, nearly 18ft lounge featuring a charming fireplace, perfect for relaxation.



## Agents Note

There is an annual estate charge of £211.94.



Total floor area 91.1 m<sup>2</sup> (980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Hawthorn Drive, Rackheath Norwich

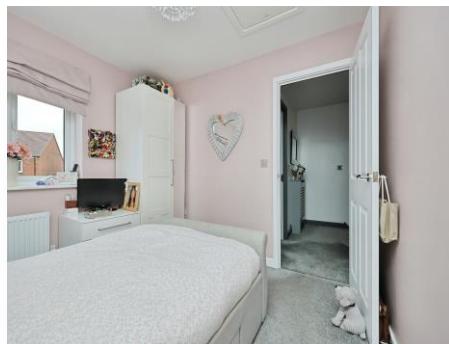
- Built in 2022
- 8 years left on NHBC Warranty
- Modern 3 bedroom detached home located in the new Tillia Home Development of Sprowston
- Landscaped garden to the garden
- Contemporary kitchen/diner with integrated appliances

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

**£340,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
NOR143986 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 william h brown



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