



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



**welcome to**

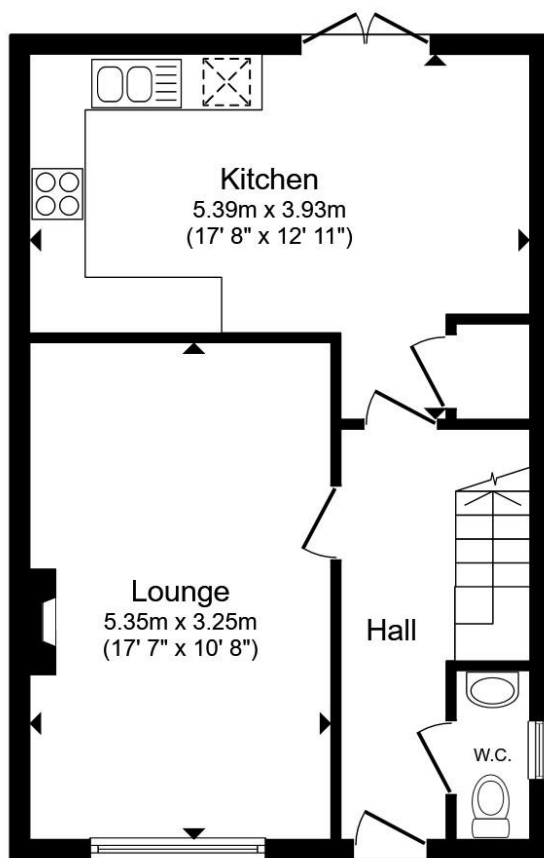
**Hawthorn Drive, Rackheath, Norwich**

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.

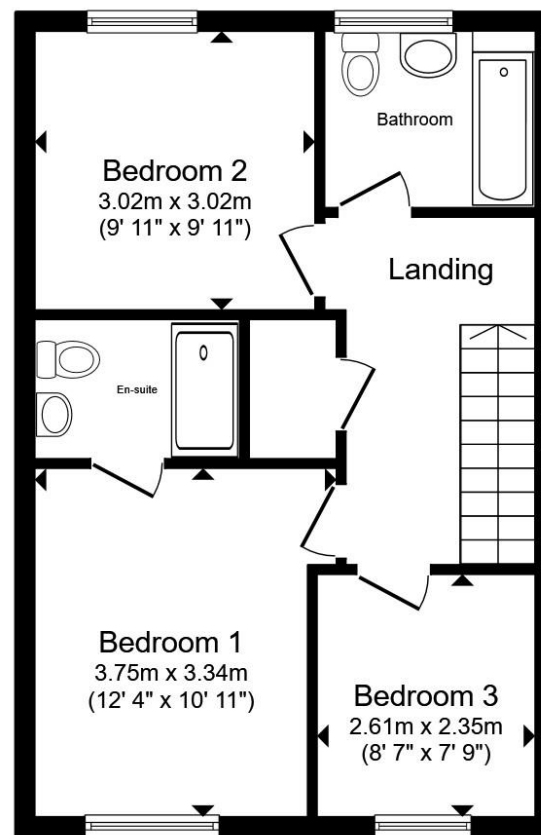


### Agents Note

There is an annual estate charge of £211.94.



**Ground Floor**



**First Floor**

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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143986 - 0002

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william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**