20 Willow Gardens

Rackheath

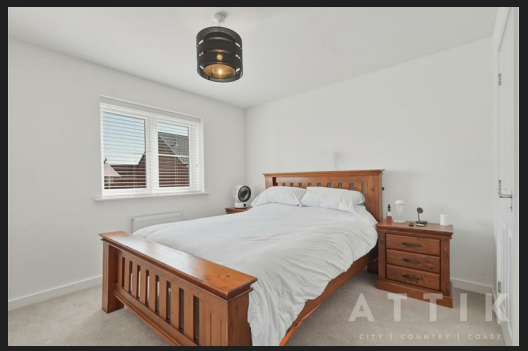
Norwich

NR13 6TG









ATTIK

CITY | COUNTRY | COAST

20 Willow Gardens

Offers In Excess Of £315,000

Modern Family Living and Peaceful Surroundings...
Occupying a peaceful position within a popular modern development in Rackheath, this beautifully presented three-bedroom semi-detached home offers bright, contemporary accommodation, generous parking and an enclosed rear garden, all within easy reach of Norwich and the Norfolk countryside. Built approximately three years ago and offered chain-free, the property enjoys an attractive outlook towards mature trees and a nearby area of water, creating a pleasant sense of space around the development.

The entrance hall provides room for coats and shoes, with modern laminate flooring continuing through to the ground-floor cloakroom and kitchen. To the front, the spacious sitting room is filled with natural light and offers ample room for comfortable family seating. At the rear, the impressive open-plan kitchen and dining room forms the social heart of the home, with a stylish range of units, a gas hob, electric oven and integrated washing machine, dishwasher, fridge and freezer. Glazed doors and windows overlook the sunny rear garden, making this an inviting space for both everyday living and entertaining.

Upstairs, a generous landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly bright and spacious room, comfortably accommodating a king-size bed and benefiting from its own contemporary en-suite shower room with a waterfall shower and heated towel rail. The second bedroom is another excellent double, with room for a king-size bed and views across the garden towards the water beyond, while the third bedroom would make an ideal child's room, nursery, home office or occasional guest room. The family bathroom is finished in a modern style, and the boarded and insulated loft provides useful additional storage.

Outside, the driveway runs alongside the house and provides parking for two large vehicles or up to three smaller cars, with gated access leading into the rear garden. The garden is fully enclosed and combines a paved seating area with lawn, offering space for outdoor dining, children and pets. A secure bicycle shed is also included.

Rackheath is well placed for those seeking village surroundings without sacrificing access to everyday amenities. Local schooling includes Rackheath Primary School, while further primary and secondary education options can be found throughout the neighbouring communities of Sprowston, Thorpe St Andrew and Norwich. Doctors' surgeries, dental practices, shops and other essential services are also available within easy reach. Norwich city centre and Norwich International Airport are both approximately 15 minutes away by car, subject to traffic, placing employment, shopping, restaurants, cultural attractions and transport connections within convenient reach. The property is also ideally positioned for exploring the Norfolk Broads, with Wroxham and Hoveton a short drive away, while the Norfolk coastline, including beaches and coastal villages around Sea Palling, Winterton and Cromer, can be comfortably reached for days out.

Agents notes...
A pre-recorded walkaround tour is available for this property

Local Authority
Broadland

Council Tax Band C

EPC Rating B

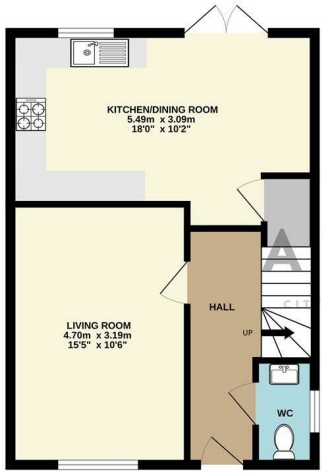




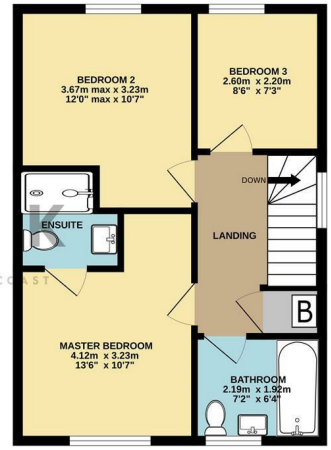


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GROUND FLOOR
42.8 sq.m. (460 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 85.5 sq.m. (921 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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