propertyladder









Chapman Road, Rackheath, Nr13

A 2023 Built Detached Three Bedroom Norfolk Homes Property.

£375,000 FREEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

A Modern Home With Everyday Luxury

Built in 2023 by Norfolk Homes, this impressive detached property is offered for sale with no onward chain and enjoys a pleasant position within a quiet cul-de-sac on this highly desirable development.

The accommodation comprises a generous entrance hall, ground floor WC and useful understairs storage cupboard, with a spacious living room situated to the front of the house. The home then opens up into a superb open plan kitchen/diner spanning the rear of the house, fitted with a range of modern units and integrated appliances, and further complemented by a separate utility room providing additional worktop space, sink and housing the boiler. The ground floor benefits from underfloor heating. Upstairs, a large central landing provides access to three well-proportioned double bedrooms, all benefiting from built in wardrobes, with the principal bedroom further enhanced by its own en-suite shower room. A modern family bathroom completes the first floor.



"rear garden is fully enclosed and predominantly laid to lawn, with a paved patio area"



- **Modern Open Plan Kitchen/Diner With Built In Appliances**
- **Driveway For Two Vehicles & Garage**
- **Ground Floor WC & Separate Utility Room**
- **En-Suite Shower Room & Family Bathroom**
- **Pleasant Position Within Private Cul-De-Sac**
- **Entrance Hall & Ground Floor Underfloor Heating**



Location

Rackheath is a popular Broadland village located approximately five miles north east of Norwich, offering an excellent range of local amenities including a convenience store, pharmacy, doctors' surgery, village hall, children's play areas and Rackheath Primary School. The village is also home to the popular Sole & Heel public house and restaurant, with further pubs, cafés and shopping facilities available in nearby Wroxham and Salhouse.

For families, there is access to a selection of well regarded schools in the surrounding area, while commuters benefit from excellent transport links via the A1270 Broadland Northway, providing easy access to Norwich city centre, Broadland Business Park, Norwich International Airport and the









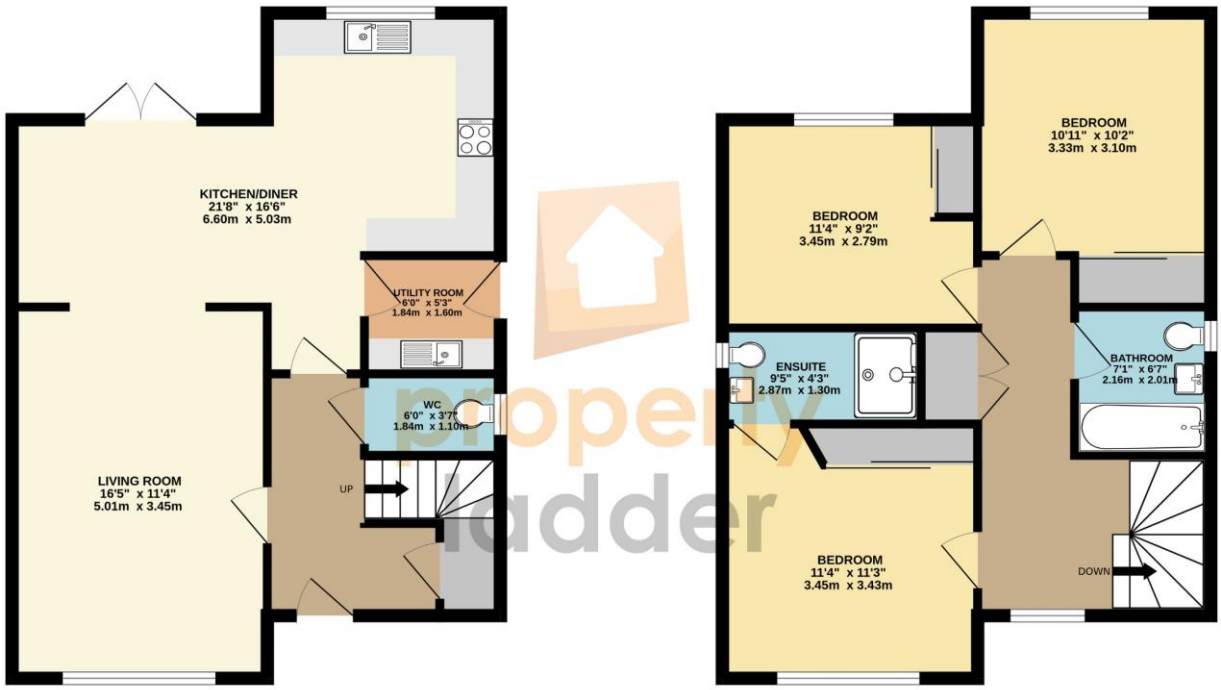


Outside

Outside, the property benefits from a private driveway positioned to the side of the house, providing off road parking and further complemented by a single garage. The rear garden is fully enclosed and predominantly laid to lawn, with a paved patio area adjoining the property.

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

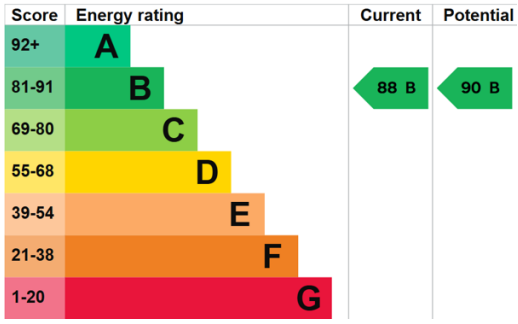
1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 sq.m.) 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

Full EPC available upon request



Council Tax Band: D

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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