

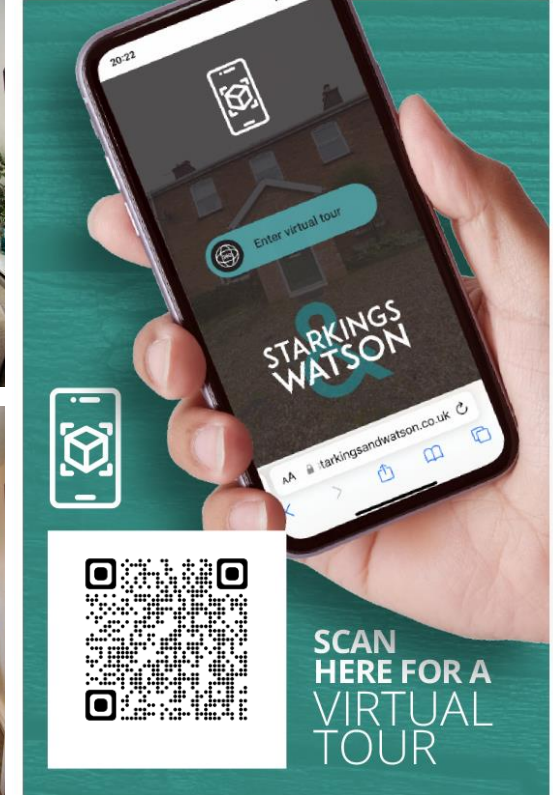
RACKHAM ROAD

Norwich NR3 3JQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE  
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- Vendor Found!
- Modernised & Updated
- Replacement Windows & Boiler
- Two Reception Rooms
- Kitchen & Lobby
- Modern Family Bathroom
- Three Bedrooms
- Landscaped Gardens with Paving

Tucked away in NR3, this MODERNISED end-terrace home offers a STRIKING and CONTEMPORARY DECOR, with a STUNNING OPEN PLAN LAYOUT, REPLACEMENT WINDOWS and gas fired CENTRAL HEATING BOILER, along with a FULLY LANDSCAPED GARDEN - featuring a LARGE timber SHED and INDIAN SANDSTONE PAVING. With a PRETTY PLANTED courtyard FRONTAGE, an ENTRANCE PORCH offers CLOAKS space, with a door to the SITTING ROOM which is centred around a FEATURE FIREPLACE. The living space continues OPEN PLAN to the dining room, with an ATTRACTIVE PART GLAZED DOOR leading to the garden. A door leads to the FITTED KITCHEN, with a LOBBY beyond, along with the FAMILY BATHROOM with a SHOWER over the bath. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the THIRD BEDROOM off the second - which is currently used as a STUDY and WALK-IN WARDROBE. To the rear, the GARDEN is a great size, and remains enclosed with no bi-section.

#### LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR3 3JQ), but to help you...From the Chapelfield Roundabout, head down Grapes Hill along Barn Road and at the roundabout turn right onto St. Cripsins Road. Take the first exit at the next roundabout onto Pitt Street which following round turns into St. Augustines Street. At the traffic lights follow round to the right and then straight ahead onto Waterloo Road. Take the third left onto Angel Road and continue along to the end turning left onto Philadelphia Lane and then right onto Rackham Road. The property can then be found on the left hand side, indicated by our For Sale board.

A low maintenance enclosed courtyard can be found to front, with walled and fenced boundaries and a wrought iron gate.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Tiled flooring, cloaks storage space, smooth ceiling, door to:

#### SITTING ROOM

11' 7" x 11' 4" Max (3.53m x 3.45m) Cast iron wood burner with tiled hearth and timber beam, wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, electric fuse box, stairs to first floor landing, built-in storage cupboard, smooth ceiling, opening to:

#### DINING ROOM

11' 9" x 10' 1" Max (3.58m x 3.07m) Wood effect flooring, radiator, uPVC double glazed door to rear, built-in storage cupboard, smooth ceiling, door to:

#### KITCHEN

8' 3" x 5' 10" (2.51m x 1.78m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer spray tap, tiled splash backs, space for electric or gas cooker and extractor fan over, space for dishwasher, space for washing machine, wood effect flooring, uPVC double glazed window to side, wall mounted gas fired central heating boiler, smooth ceiling, opening to:



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#### REAR LOBBY

Tiled flooring, door to side, smooth ceiling, door to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, doors to:

#### DOUBLE BEDROOM

11' 8" x 10' 9" Max (3.56m x 3.28m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard, built-in double wardrobe, smooth ceiling.

#### DOUBLE BEDROOM

11' 10" x 10' Max (3.61m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling with loft access hatch, door to:

#### BEDROOM

8' 8" x 6' 5" (Some Restricted Height) (2.64m x 1.96m) Wood flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### OUTSIDE

The rear garden has been recently landscaped with an Indian sandstone patio which runs across the entire garden, with enclosed fenced borders and a variety of planting, the garden is an extension to the living space during the summer months. With raised beds, and a large timber shed, this urban retreat is perfectly positioned to enjoy the afternoon sun.

#### AGENTS NOTE

The external gable end wall is being re-rendered and painted. The works are due to commence within the next month subject to weather conditions etc.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**STARKINGS WATSON**  
 Ground Floor  
 Approximate Floor Area  
 410 sq. ft.  
 (38.09 sq. m.)

First Floor  
 Approximate Floor Area  
 340 sq. ft.  
 (31.58 sq. m.)

Approx. Gross Internal Floor Area 750 sq. ft / 69.67 sq. m