



## Rackheath Park, Rackheath, Norwich

£1,350 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Link-Detached Townhouse
- ✓ Re-fitted Kitchen & Separate Utility Room
- ✓ Stunning Gated Community
- ✓ Open Plan Living Space with Panoramic Views
- ✓ Three Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Sitting Room with Feature Fire
- ✓ Private & Communal Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS  
& WATSON**



### IN SUMMARY

Tucked away in RURAL NORFOLK but just off the BROADLAND NORTHWAY (NDR), this link-detached home forms part of RACKHEATH PARK - a SELECT GATED COMMUNITY with OPEN VIEWS and a TUCKED AWAY SETTING which is perfect for those looking for a RETREAT which is only just out of NORWICH. With over 1340 Sq ft (stms) of accommodation, the property is an ENTERTAINERS DREAM given its SPACIOUS ROOMS, open plan feel and of course the views which your eyes are drawn to! Comfortable and flexible, the interior includes two reception rooms, re-fitted kitchen. SEPARATE UTILITY ROOM and cloakroom to the ground floor. The first floor offers THREE BEDROOMS including the main bedroom with en suite, and further FAMILY BATHROOM. Moving to RACKHEATH PARK allows you to enjoy exclusive use of the communal grounds with manicured lawns and the tranquil lake. PRIVATE GARDENS are also included along with PARKING.

### SETTING THE SCENE

With a long sweeping driveway which passes through rolling countryside, you eventually meander along the lane to Rackheath Park. The parking area is located to front, with views enjoyed across the lake, and the covered car port parking to the left. To the left of the main building a walkway leads to the townhouses, with the property located across the courtyard. A timber picket fence and gate leads to the lawned frontage and main access.

### THE GRAND TOUR

Heading inside, the carpeted entrance hall offers a great space, with stairs to the first floor, and storage below. A door leads off to the fully tiled cloakroom, whilst to your left your eye is drawn to the main living space with a glazed wall with a bay style window with French doors onto the communal lawns. With a feature fire place, carpet under foot and a striking décor, this open plan room leads into the dining room, again with a full width wall which is dedicated to a large window. The utility room leads off, with a range of base level units and a work surface, with space for appliances below. Wood effect flooring runs through the room, with a wall mounted gas fired central heating boiler. Opposite, a door opens to the re-fitted kitchen, with a range of wall and base level units, inset electric ceramic hob and built-in electric oven, with wood effect flooring, integrated dishwasher, and space for a breakfast table whilst a corner window gives views across the communal courtyard. A door leads back into the entrance hall, whilst when you head upstairs, the carpeted landing offers a window for natural light, with doors leading off to all three bedrooms. The main bedroom boasts a triple aspect, with a door to the en suite shower room - tiled to both walls and floor, and finished with a heated towel rail. The family bathroom offers a similar finish with a shower over the bath.

## THE GREAT OUTDOORS

Stepping out, a paved garden can be found and allowing for potted plants and outside dining. The communal gardens are lawned and open plan, with an access gate to the enclosed front garden. A covered car port parking space can be found in the main car park.

## OUT & ABOUT

Rackheath is a small village found to the North East of the Cathedral City of Norwich. Located approximately five miles from the City Centre the village offers a variety of small shops, food outlets, public house and a regular bus service into Norwich. A short drive away are the larger villages of Acle and Brundall which offer train stations, and of course some of the other smaller villages including Ranworth and Reedham offers access to a range of activities on the Norfolk Broads.

## FIND US

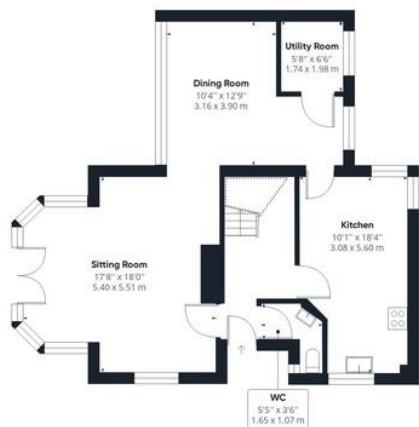
Postcode : NR13 6LP

What3Words : ///brush.chefs.renew

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1348.98 ft<sup>2</sup>  
125.32 m<sup>2</sup>

Reduced headroom

14.20 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

