

GREENFIELD WAY

Rackheath, Norwich NR13 6TD

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



A hand holding a smartphone. The screen displays the Starkings & Watson virtual tour app. The app interface includes a 'Enter virtual tour' button, the company logo 'STARKINGS & WATSON', and the website URL 'tarkingsandwatson.co.uk'. A QR code is visible on the screen. Below the phone, there is a larger QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.

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STARKINGS & WATSON

- Modern Three Storey Home
- Field Views to Rear
- Private Non-Overlooked Gardens
- Larger than Average Garage & Shingle Driveway
- Hall Entrance with Front Facing Sitting Room
- Open Plan Kitchen/Dining Room
- Four Spacious Bedrooms
- Two En Suites & Family Bathroom

IN SUMMARY

Built in 2020, this 1600+ Sq. ft (stms) semi-detached FAMILY HOME offers IMMACULATE and SIZEABLE accommodation, with OPEN FIELDS to rear. Built to a HIGH SPECIFICATION and a CONTEMPORARY FEEL, the property is tucked away in the corner and overlooks COMMUNAL GREEN SPACE. With UNDER FLOOR HEATING to the ground floor, a LARGE HALL ENTRANCE offers storage, with doors to the W.C, 18' SITTING ROOM and 18' KITCHEN/DINING ROOM - with a FULL SUITE of INTEGRATED APPLIANCES. With fantastic natural light, the ground floor offers big windows and FRENCH DOORS straight onto the rear GARDEN - with a NON-OVERLOOKED rear ASPECT. The first floor offers THREE BEDROOMS off the landing, with an EN SUITE to one bedroom, and the family bathroom. The TOP FLOOR offers a MAIN DOUBLE BEDROOM with a WALK-IN WARDROBE and EN SUITE. To the outside, the GARDEN is laid to lawn, with a TREE LINED VIEW.

SETTING THE SCENE

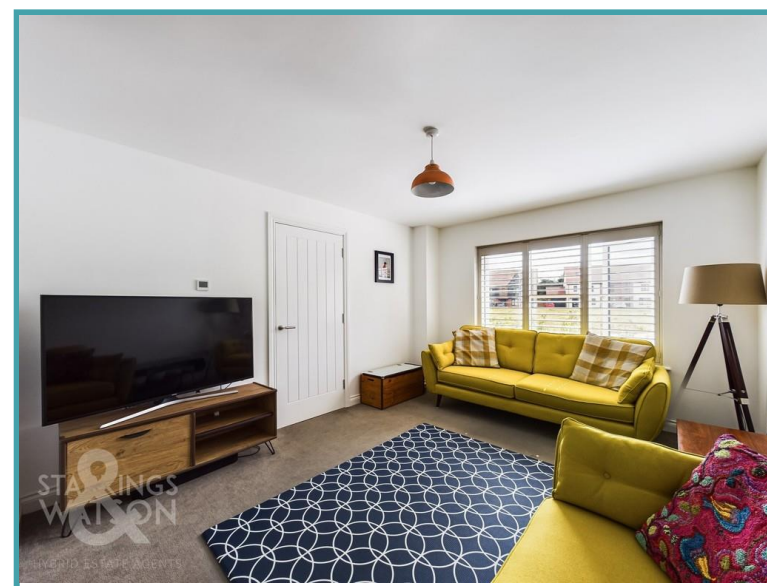
Overlooking open green space, a brick weave roadway sweeps around and leads to the shingle driveway and lawned frontage. There is ample parking for 2 cars which in turn leads to the adjoining larger than average sized garage.

THE GRAND TOUR

Heading inside, a tiled entrance hallway offers a great meet and greet space, with the stairs rising up in front, finished with painted balustrades and exposed timber hand rails. A useful cupboard can be found under the stairs, with a door opposite to the W.C - finished with a white contemporary two-piece suite.

The sitting room offers a front aspect with the window offering attractive wooden shutters and under floor heating, with double doors opening the space to the kitchen/dining room - making a fantastic entertaining space. The kitchen is fully fitted with a full suite of integrated appliances and cooking appliances, comprising an electric ceramic hob, electric double oven, fridge/freezer, washing machine and dishwasher. The tiled flooring from the hallway continues into the kitchen, with ample space for a table, and French doors onto the rear garden.

Heading up, the landing is fully carpeted, with a built-in storage cupboard, and doors to three bedrooms. One bedroom overlooks the green space, and the other two are facing the rear with the field views. The biggest of the bedrooms offers an en suite shower room - with attractive tiled splash backs and a rainfall twin head shower unit. The family bathroom is finished in the same style, with a shower over the



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bath. The top floor is dedicated to a main double bedroom with a walk-in dressing room, and an en suite double shower room with attractive tiled splash backs and a rainfall shower, with two velux windows with velux blackout blinds installed.

THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, whilst boasting a tree lined rear non-overlooked aspect. The garden is laid to lawn with huge potential for further landscaping, whilst gated access leads to the front garden.

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 6TD

What3Words : ///entitle.slowness.nurses

VIRTUAL TOUR

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

AGENTS NOTE

An annual charge for the upkeep of communal green space is charged in the region of £180 PA.

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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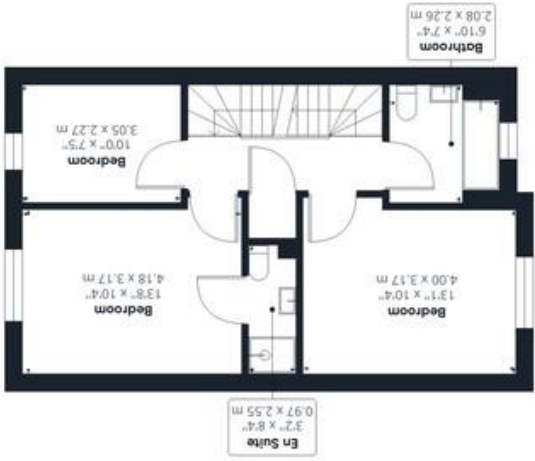
Floor 2



Ground Floor



Floor 1



GIRAFFE 360

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

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)

1634.44 ft²
151.84 m²

Reduced headroom
22.10 ft²
2.05 m²