

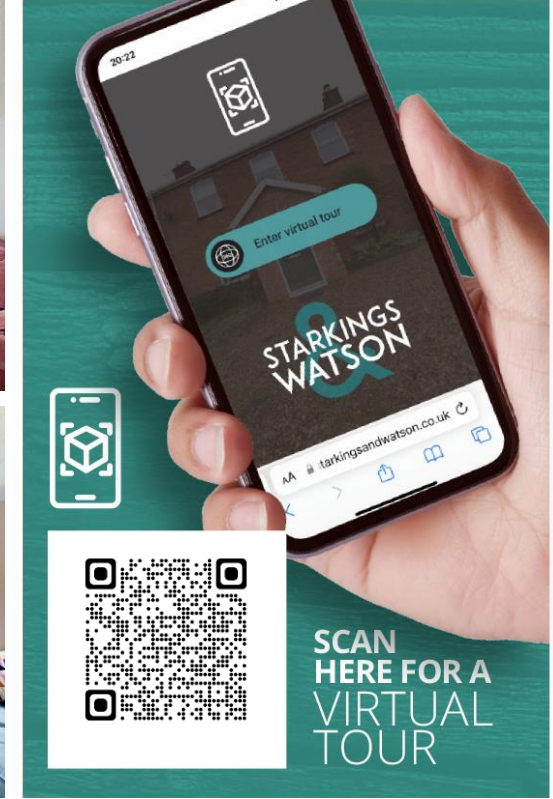
LUSCOMBE WAY

Rackheath, Norwich NR13 6SS

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- Popular Residential Location
- Detached Family Home
- Garage & Driveway
- Bay Fronted Sitting Room
- Kitchen/Dining Room
- Separate Utility Room
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

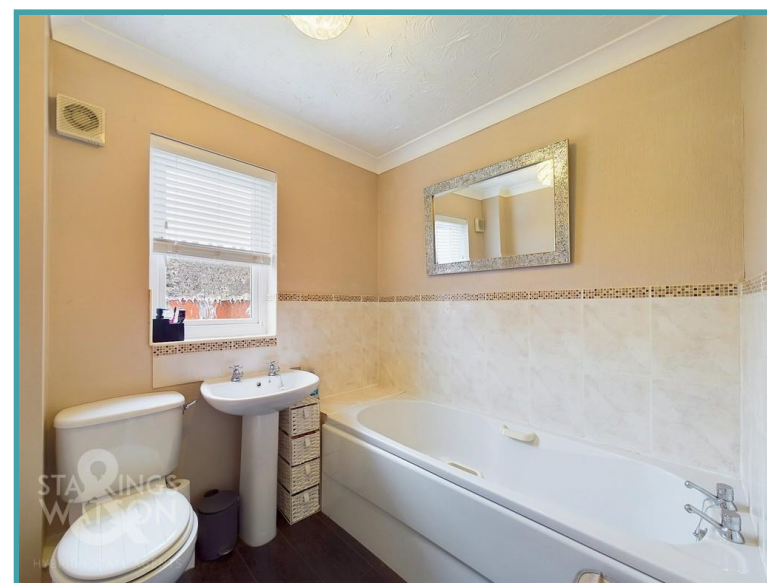
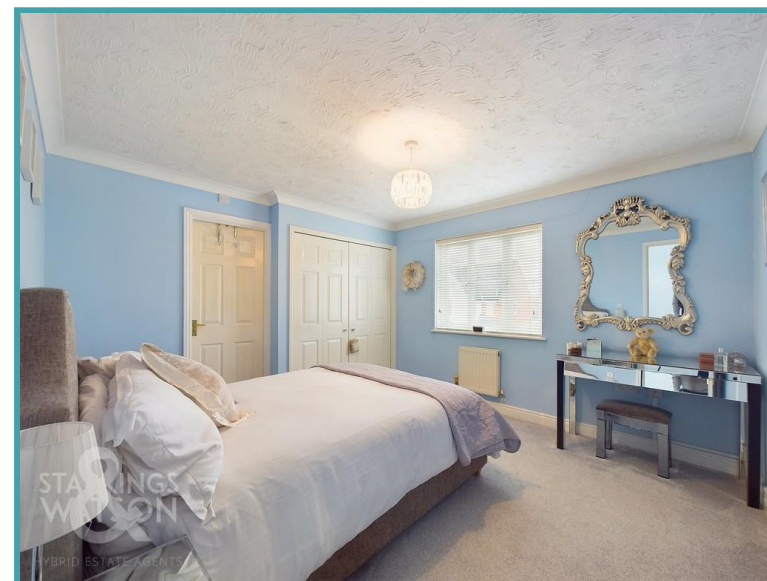
This DETACHED FAMILY HOME sits on its own on Luscombe Way, with a PRIVATE DRIVEWAY and GARAGE. With a GREAT SIZED REAR GARDEN, the property is the ideal setting for a growing family, with the LOCAL SCHOOL only a short walk away! The accommodation is finished with uPVC double glazing and gas fired CENTRAL HEATING, with the accommodation comprising a HALL ENTRANCE with W.C, BAY FRONTED 13' sitting room, and OPEN PLAN 18' KITCHEN/DINING ROOM with a useful UTILITY SPACE for laundry appliances. Patio doors lead from the kitchen into the GARDEN - ideal for ENTERTAINING in the SUMMER MONTHS. Upstairs, THREE BEDROOMS lead off the landing, ALL with BUILT-IN WARDROBES. The main bedroom includes an EN SUITE SHOWER ROOM, with a further family bathroom also on the landing with potential to include a shower over the bath. Outside, the GARDEN is laid to lawn, with a useful SIDE DOOR to the GARAGE.

SETTING THE SCENE

A tandem tarmac driveway offers ample parking, with shingled borders to either side for ease of maintenance. A pathway leads to the front door, with a gated access to the garden, and door to the garage.

THE GRAND TOUR

Heading inside, an attractive tiled entrance is the perfect meet and greet space, with a neutral décor and stairs rising to the first floor. A useful W.C is opposite, complete with matching tiled flooring, a two piece suite and tiled splash back. The bay fronted sitting room faces to front, with fitted carpet and excellent natural light. Leading through the hall, the open plan kitchen/dining room offers an L-shape arrangement of units, with rolled edge work surfaces, space for an electric cooker with a stainless steel splash back and extractor fan, along with space for a fridge freezer and dishwasher. Patio doors open to the garden, also flooding the room with excellent natural light, whilst tiled flooring runs under foot, and space is provided for seating and a dining table. The utility room is open plan, with space for laundry appliances, the wall mounted gas fired central heating boiler and a useful door to side. Upstairs, the three bedrooms lead off the landing with a built-in airing cupboard. The bedrooms are all carpeted and finished with built-in wardrobes for ease. The main bedroom includes a double wardrobe and an en suite shower room, including a three piece suite, tiled splash backs and useful storage under the sink. The family bathroom offers a similar style, and would be ideal for a shower over the bath.



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THE GREAT OUTDOORS

Heading outside, the garden is a great size, with a patio leading out directly from the rear patio doors. An archway opens up to the central lawn, with a further L-shape patio at the rear boundary, all enclosed with timber panelled fencing. A side door leads to the garage, with a further up and over door to front, power and lighting. Storage can be found to the side of the property, and a gate to the driveway on the other.

OUT & ABOUT

The property is located on the Rackheath and Salhouse borders, inside the Broadland Northway. Within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR13 6SS

What3Words : ///ruled.vocal.bolt

VIRTUAL TOUR

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

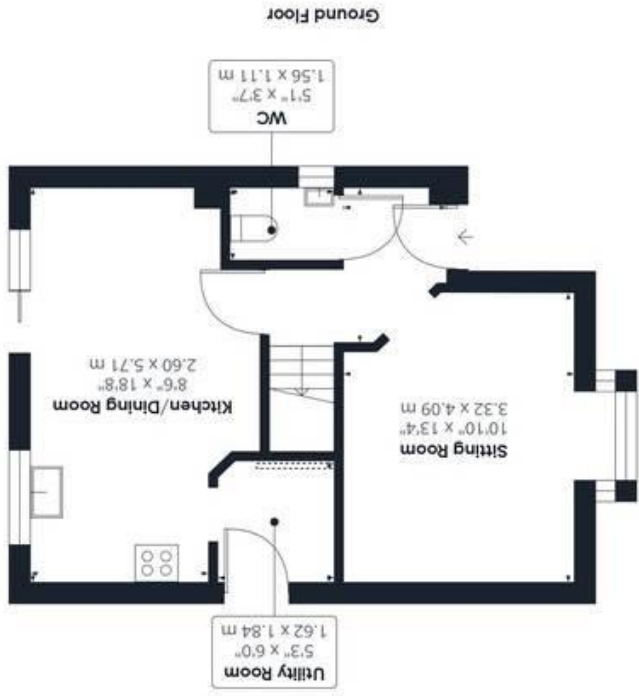
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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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/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
853.08 ft²
79.25 m²

Reduced headroom
1.2 ft²
0.11 m²