

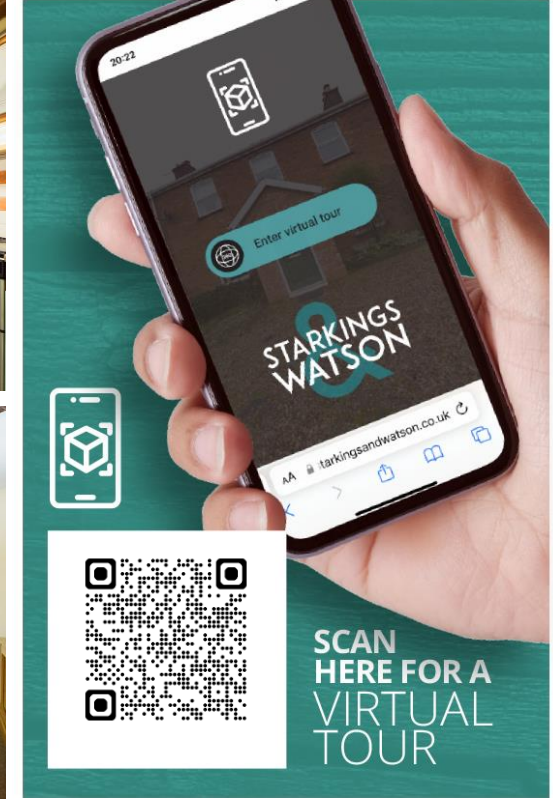
GREEN LANE WEST

Rackheath, Norwich NR13 6LT

Freehold | Energy Efficiency Rating : E

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- Detached Cottage
- Substantial Accommodation
- Flexible Layout
- Three Reception Rooms
- Kitchen/Breakfast Room
- 4/5 Double Bedrooms
- Mature Gardens
- Double Garage

IN SUMMARY

NO CHAIN. Occupying a RARE POSITION on the fringes of RACKHEATH, this SUBSTANTIAL DETACHED COTTAGE offers spacious accommodation, with a DOUBLE GARAGE and MAINTAINED GARDENS, with TWO PATIO AREAS. Located close to the BROADLAND NORTHWAY, the property offers excellent access to the A47 and A11! Stepping inside, a spacious reception hall offers a grand entrance, with doors to the 27' SITTING ROOM, cloakroom, utility room, FULLY FITTED KITCHEN with central island, DINING ROOM with feature brick built INGLENOOK FIREPLACE, 16' GARDEN ROOM, and useful STUDY/DOUBLE BEDROOM to the ground floor. The first floor offers FOUR DOUBLE BEDROOMS including the master with en suite and further family bathroom. Every room is WELL PROPORTIONED and offers views across the garden, whilst being DOUBLE GLAZED and CENTRALLY HEATED.

SETTING THE SCENE

Approached via a long driveway, parking is provided to the front of the double garage (19'3" x 17'2") offering and electric up and over door to front x2, power and lighting, with a footpath to front, and access to the garden room and main entrance door..

THE GRAND TOUR

Double glazed entrance door to:

RECEPTION HALL

Fitted carpet, radiator x2, stairs to first floor landing with storage space below, dado rail, exposed timber beams, alarm control panel, thermostat heating control, doors to:

SITTING ROOM

27' 2" x 16' 2" Max. (8.28m x 4.93m) Feature cast iron gas fired wood burner set within brick built fire place with pamment tiled hearth, fitted carpet, radiator with decorative cover x2, double glazed French doors to front and side, double glazed window to rear, wall lighting, exposed timber beams, television point,

door to reception hall.

CLOAKROOM

Modern two piece suite comprising low level W.C, hand wash basin set within vanity unit with cupboards under and mixer tap over, tiled splash backs and flooring, radiator, obscure double glazed window to rear.

UTILITY ROOM

7' 7" x 4' 4" (2.31m x 1.32m) Complimentary rolled edge work surfaces with space for washing machine and tumble dryer, built-in storage cupboard, double glazed window to rear.

KITCHEN/BREAKFAST ROOM

15' 10" x 13' 2" Max. L-Shaped. (4.83m x 4.01m) Comprehensive range of fitted wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, 'Range' style gas cooker, tiled flooring, central island with built-in breakfast bar and storage, space for 'American' style fridge freezer and dishwasher, double glazed window to side and rear, telephone point, exposed timber beams, radiator, double glazed French doors to garden room, opening to:

DINING ROOM

13' 9" x 12' 6" Max. (4.19m x 3.81m) Feature brick built inglenook fire place with pamment tiled hearth, stripped wood flooring, radiator, double glazed window to front, wall lighting, exposed timber beams, door to reception hall.

GARDEN ROOM

16' 4" x 10' 10" (4.98m x 3.3m) Of brick and timber construction with double glazed windows to side x23, double glazed door to driveway, double glazed French doors to gardens, radiator x2, tiled flooring, door to:

STUDY/BEDROOM

14' 5" x 13' 7" Max. (4.39m x 4.14m) Fitted carpet, radiator, double glazed window to side, wall lighting, telephone point, smooth ceiling.

STAIRS TO FIRST FLOOR GALLERIED LANDING

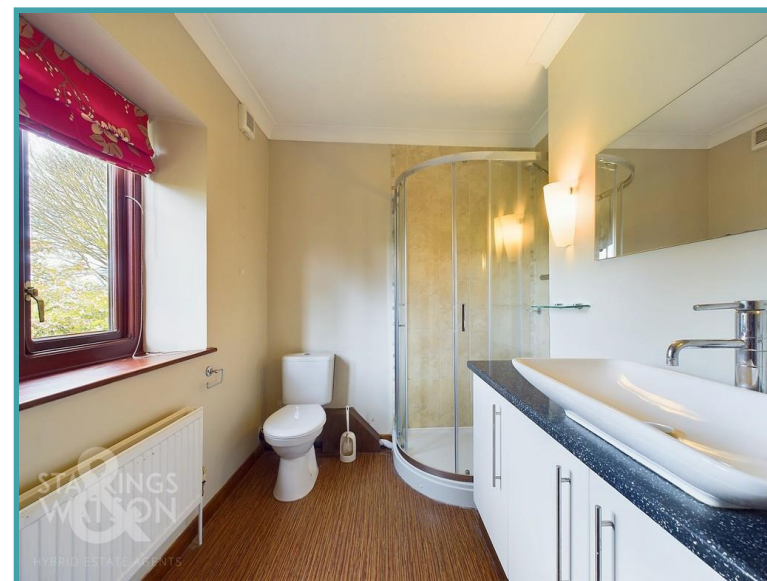
Fitted carpet, dado rail, wall lighting, coved ceiling, doors to:

DOUBLE BEDROOM

13' 11" x 13' 8" Max. (4.24m x 4.17m) Fitted carpet, radiator, double glazed window to front, television and telephone points, coved ceiling, door to:

EN SUITE

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap, shower cubicle with twin head thermostatically controlled rainfall shower, tiled splash backs,



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vinyl flooring, wall lighting, radiator, double glazed window to front, shaver point, extractor fan, coved ceiling.

DOUBLE BEDROOM

12' 5" x 11' 11" Max. (3.78m x 3.63m) Fitted carpet, radiator, double glazed window to side and rear, television point, coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, radiator, built-in airing cupboard, vinyl flooring, loft access hatch.

FAMILY BATHROOM

Three piece suite comprising pedestal hand wash basin, free standing rolled top bath with mixer tap, shower/steam room cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, heated towel rail, obscure glazed window to rear, coved ceiling with recessed spot lights.

DOUBLE BEDROOM

Fitted carpet, radiator, double glazed window to side and rear, television point, coved ceiling.

DOUBLE BEDROOM

14' x 13' 6" Max. (4.27m x 4.11m) Fitted carpet, radiator, double glazed window to front, brick built feature fire place, built-in triple wardrobe, coved ceiling.

THE GREAT OUTDOORS

Mature maintained gardens wrap around the property, with a central lawn, raised patio to front leading from the sitting room, and a further patio from the side sitting room French doors and garden room. A variety of mature trees and shrubbery offer shade and screening.

OUT & ABOUT

Rackheath is located some six miles from Norwich City Centre, and only a short drive from the Sprowston Park and Ride with regular bus services into the city. The property is conveniently located for access to Norwich International Airport, and the new Northern Distributor Road (NDR)/Broadland Northway which allows much improved access to the Norfolk coast and Broads area, along with the A47 and A11. Various amenities can be found within the village including schooling, public house and village store.

FIND US

Postcode : NR13 6LT

What3Words : ///arose.factored.reassured

AGENTS NOTE

Potential buyers should be aware that the house is positioned in a quiet corner on the edge of the adjacent industrial estate, and private hire prebooked swimming pool, owned by the current owners of this property. The property suffered very minor surface water flooding in the garden room, causing no damage with the cause now being rectified. A cellar under the stairs offers storage. Heating is currently provided by the adjacent swimming pool commercial premises via an ECO Wood Pellet boiler. The usage is metered and charged to the property. Potential exists to install a self-contained system if required.

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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| <p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> | <p>(1) Reduced headroom (below 1.5m/4.92ft)</p> | <p>(1) Excluding balconies and terraces</p> | <p>Approximate total area^m</p> <p>2502.07 ft² 232.45 m²</p> <p>Reduced headroom</p> <p>62.75 ft² 5.83 m²</p> | <p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p> |
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