



Stafford Way, Rackheath - NR13 6UY

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## Stafford Way

Rackheath, Norwich

Welcome to your 2022-BUILT DETACHED FAMILY HOME boasting a NHBC WARRANTY, whilst OVERLOOKING OPEN GREEN SPACE - providing a sense of tranquillity right at your doorstep. The tandem DRIVEWAY and private visitor parking serving only two properties ensures there's always space for your guests. PROFESSIONALLY SNAGGED and IMMACULATEY PRESENTED, the interior includes a hall entrance and W.C, leading to a spacious 17' DUAL ASPECT sitting room perfect for unwinding, leading seamlessly to the inviting KITCHEN with a SUITE of INTEGRATED APPLIANCES and French doors to the garden - with a separate utility room for added convenience. THREE BEDROOMS offer ample space, with the main bedroom boasting its ensuite SHOWER ROOM, while the rest of the family can relax in the FAMILY BATHROOM - complete with a SHOWER over the bath. Step into THE GREAT OUTDOORS, where a FULLY LANDSCAPED paradise designed for ultimate relaxation and entertainment. Enclosed by timber fence boundaries, this outdoor haven features a lawned garden, L-shaped PATIO and a LARGE INSULATED SUMMER HOUSE/STUDIO.

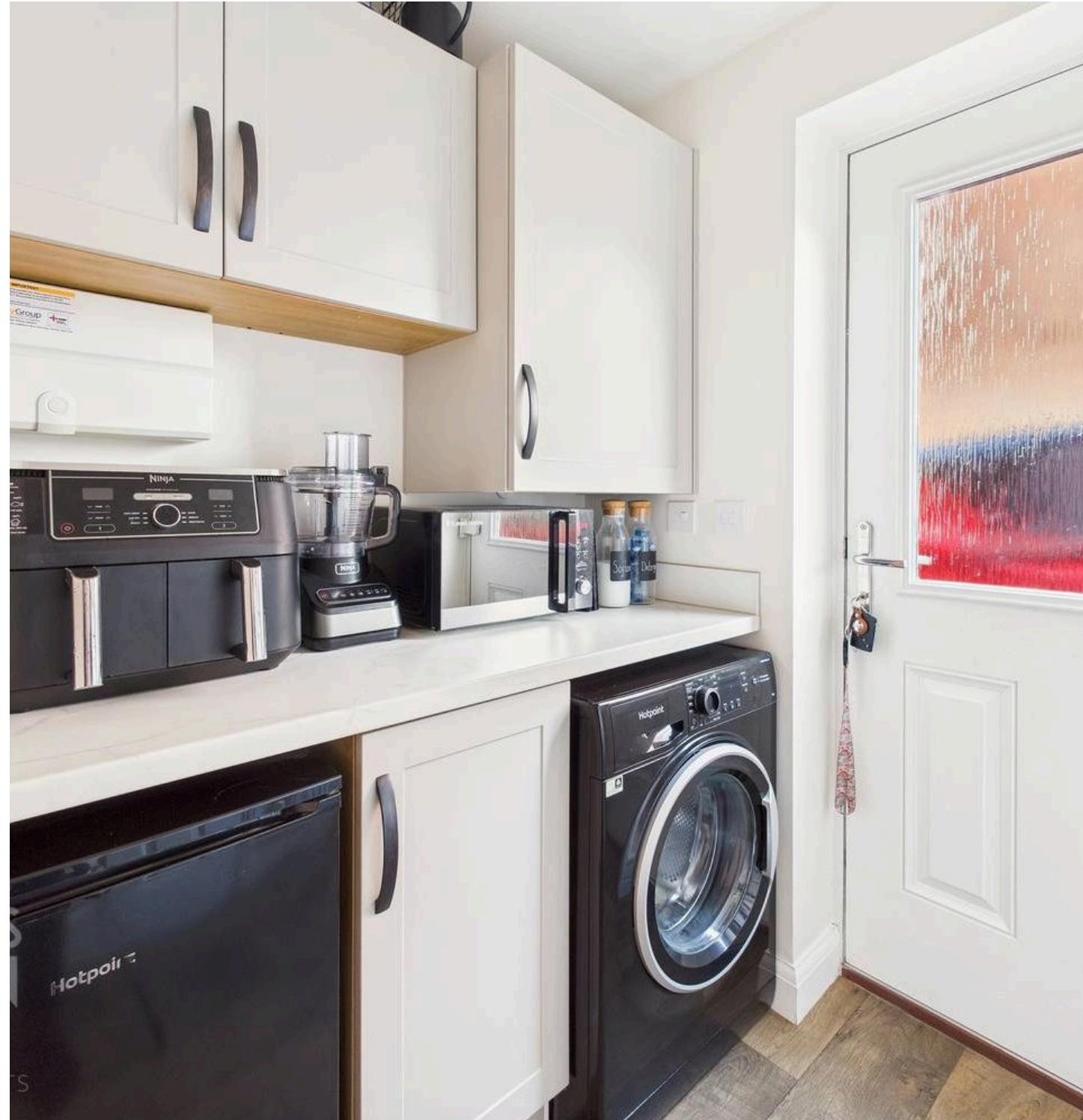
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2022 Built Detached Family Home with NHBC Warranty
- Overlooking Open Green Space
- Tandem Driveway & Private Visitor Parking
- Professionally Snagged & Immaculately Presented
- 17' Dual Aspect Sitting Room
- 17' Kitchen with French Doors to Garden & Separate Utility Room
- Three Bedrooms, Ensuite & Family Bathroom
- Private Garden with Open Aspect, Landscaped Patio & Large Summerhouse/Studio

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.



## SETTING THE SCENE

Occupying a corner plot overlooking open green space, the main entrance sits on a private roadway serving only two properties, with useful visitor parking dedicated to these two houses. Wrap around lawned gardens with mature hedging can be found to front with the driveway sitting to the rear offering tarmac tandem parking, access to the utility room and gated access to the rear garden.

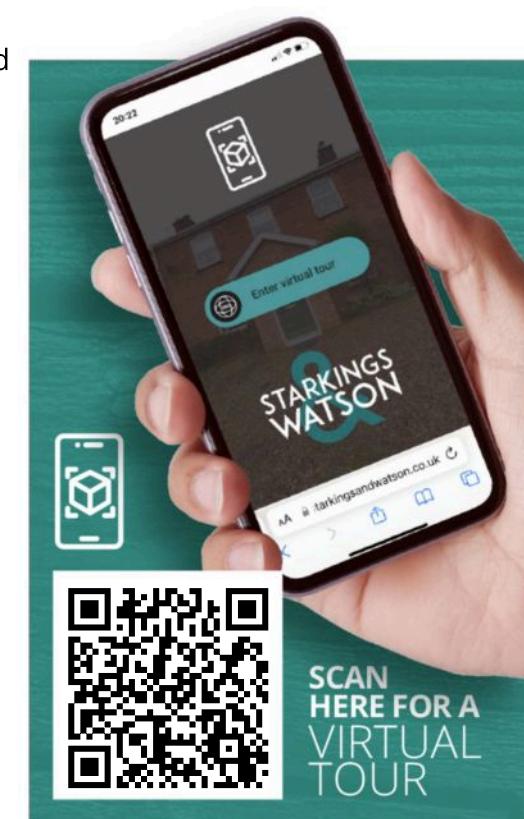
## THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot for ease of maintenance, with stairs rising to the first floor landing and doors leading off to the kitchen and living accommodation. A ground floor W.C sits next to the stairs with a white two piece suite including tiled splash-backs. The main sitting room offers dual aspect views to front and side, with feature wood panelling creating the ideal space for a wall mounted television, with fitted carpet flowing underfoot. The kitchen/dining room also enjoys dual aspect views along with a set of French doors which take you to the garden patio. The kitchen itself offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric oven with an extractor fan above, tiled splash-backs, under cupboard lighting, sink unit including a three way filter water tap, with wood effect flooring underfoot and a suite of integrated appliances including a fridge freezer and dishwasher. A door takes you to the adjacent utility room offering a similar style of useful storage cupboards and work surface space, with an electric fuse box, room for further laundry appliances including a washing machine and tumble dryer, complete with wood effect flooring continues underfoot, with a cupboard housing the wall mounted gas fired central heating boiler and a door taking you to the parking area.

Heading upstairs, the carpeted landing includes a side facing window with a loft access hatch where a pull down ladder and professionally boarded storage space can be found. Doors lead off to the three bedrooms - starting with the main double bedroom which includes views across the open green space with fitted carpet underfoot, space for a freestanding wardrobe, and a door taking you to a private ensuite. Finished with a white three piece suite, this immaculate room offers a walk-in double shower cubicle with a thermostatic controlled shower complete, tiled splash-backs, wood effect flooring and a heated tower rail. The second bedroom includes a built-in wardrobe, fitted carpet underfoot and views over open green space. The third bedroom is also finished with fitted carpet. Completing the property is the family bathroom with a white three piece suite including a thermostatically controlled shower and glazed shower screen over the bath, with tiled splash-backs, heated towel rail and wood effect flooring.

## AGENTS NOTES

The front of the property faces onto a shared private driveway which is only used by one other property. An allocated visitor space for the two properties is situated on the driveway. An annual service charge of £90 PA is due for the upkeep of the communal green space.







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## THE GREAT OUTDOORS

Fully landscaped to make use of its private aspect, enclosed timber fence boundaries enclose the space, with an area of lawned garden and an L-shaped patio - creating a fantastic outside seating space to enjoy the afternoon sun. Outside power and water supplies are installed, with gates access to the driveway, whilst a large timber built summer house offers an insulated outside workspace or studio, with a further shed storage area to the rear.

## FIND US

Postcode : NR13 6UY

What3Words : ///chefs.wing.trunk

## VIRTUAL TOUR

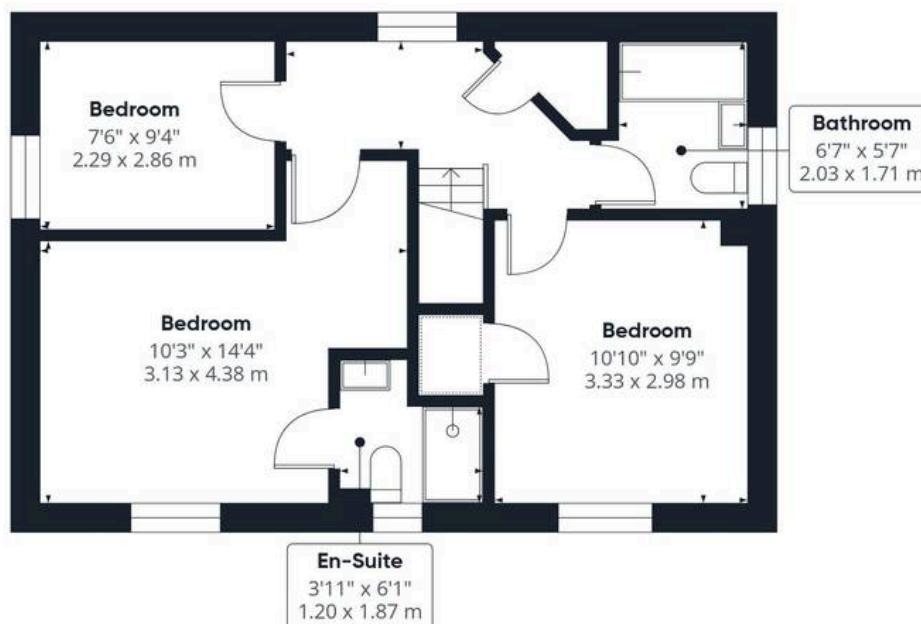
View our virtual tour for a full 360 degree of the interior of the property.



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

940 ft<sup>2</sup>

87.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: 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.