



Wilde Road, Rackheath - NR13 6SJ

**STARKINGS
& WATSON**

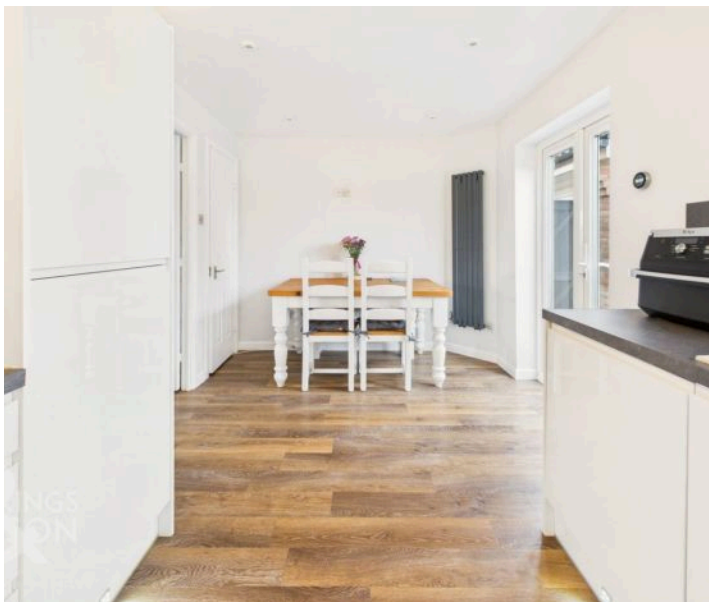
HYBRID ESTATE AGENTS



Wilde Road

Rackheath, Norwich

Enjoying a CUL-DE-SAC setting with only three properties, this MODERNISED semi-detached HOME offers a perfect blend of CONTEMPORARY STYLE and practical living. The property opens with a welcoming entrance hall leading to a spacious 13' SITTING ROOM, where DOUBLE DOORS create a seamless flow into the KITCHEN/DINING ROOM. The kitchen itself is fitted with HIGH GLOSS UNITS and INTEGRATED APPLIANCES, whilst offering ample space for dining and entertaining. Upstairs, you will find THREE well-proportioned BEDROOMS, each enjoying plenty of NATURAL LIGHT, as well as a FAMILY BATHROOM complete with a SHOWER. The GARAGE has been thoughtfully converted to provide a versatile space ideal for a HOME OFFICE or GYM, while retaining the potential to revert to a traditional garage if desired. This home is ideal for families and professionals alike, with its blend of modern finishes and flexible accommodation. The REAR GARDEN is L-SHAPED in design and features a generous patio seating area, accessible directly from the kitchen French doors, making it perfect for alfresco dining or entertaining guests.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Modernised Semi-Detached Home
- Tucked Away Cul-De-Sac Setting
- 13' Sitting Room with Double Doors to the Kitchen
- High Gloss Kitchen with Integrated Appliances
- Three Bedrooms
- Family Bathroom with Shower
- Garage Converted to Home Office/Gym
- Larger than Average Gardens with Patio & Lawned Areas

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

Set back from the road and tucked away in a cul-de-sac of only three properties, the property is approached via a lawned front garden with mature trees and hedging to front. Running down the side boundary, a tarmac driveway offers off road parking and turning space, with access leading to the garage, EV car charger and main entrance door.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing. A door takes you to the formal sitting room with a front facing window, whilst double doors and continued wood effect flooring flow seamlessly into the adjacent kitchen/dining room. With a contemporary high gloss range of wall and base level units, the kitchen includes integrated cooking appliances with an inset gas hob and built-in electric double oven with glass splashback and extractor fan. Further integrated appliances include a fridge freezer, washing machine and dishwasher, with under-cupboard lighting and plinth level spotlighting. There is ample space for a dining table, feature vertical radiator, understairs storage cupboard and French doors leading out to the rear garden.

Upstairs the carpeted landing includes a loft access hatch and recessed spotlighting, along with a useful built-in airing cupboard. The three bedrooms are all finished with fitted carpet underfoot. The smaller bedroom includes a useful built-in storage cupboard. The family bathroom serves all three bedrooms with an Aqualisa power shower and glazed screen over the bath, useful storage under the hand wash basin, tiled walls and flooring.

FIND US

Postcode : NR13 6SJ

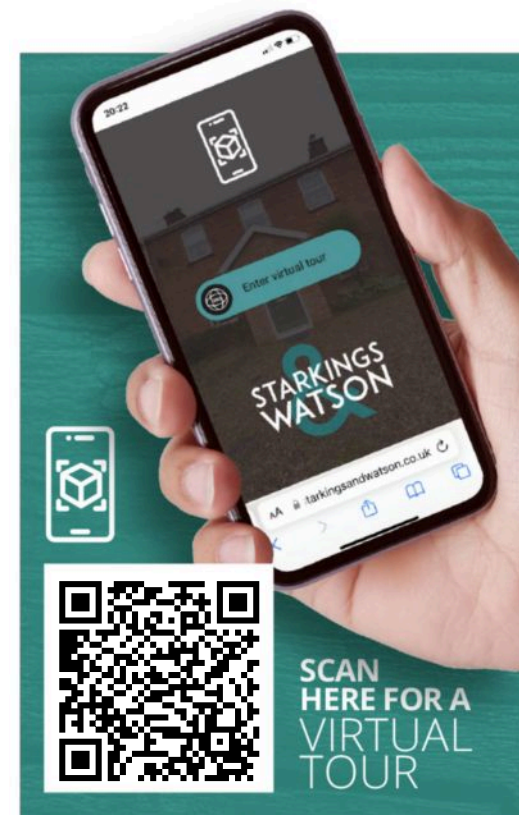
What3Words : [///melon.search.enhancement](https://www.what3words.com/enhancement)

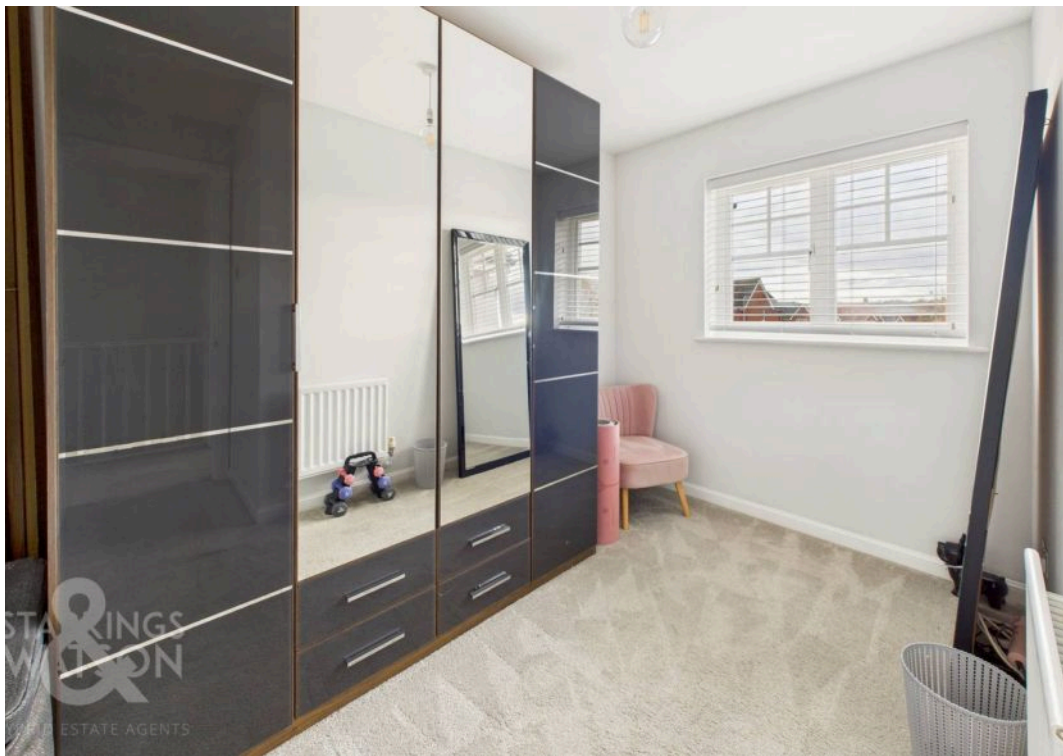
VIRTUAL TOUR

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

AGENTS NOTE

Building regulation approval was not sought for the conversion of the garage. This space can be converted back to a garage storage area if needed.

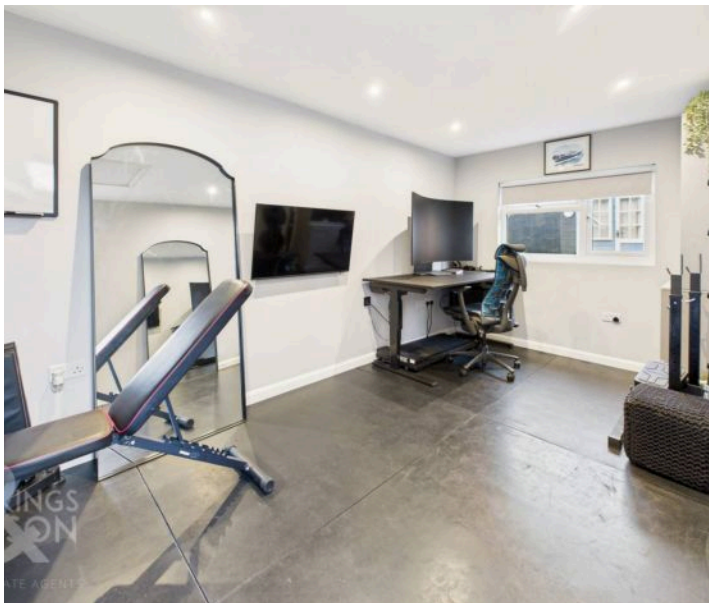






THE GREAT OUTDOORS

The rear garden offers an L-shaped design with a large patio seating area flowing directly outside the kitchen French doors. Steps lead up to a raised lawned garden, with enclosed timber fence boundaries, along with various mature trees and planting. A timber built shed and further summer house offer storage. Gated access leads to the driveway, whilst the side door on the garage leads to the converted office space. There is potential to utilise the garage for its intended purpose, but the current vendor has converted the room to include insulated walls, rear facing window, power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
795 ft²
73.8 m²

(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.

GIRAFFE360



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