



Vera Road, Rackheath - NR13 6QP





## Vera Road

Rackheath, Norwich

Guide Price £325,000-£350,000. This DETACHED CHALET STYLE home has been a MUCH LOVED HOME for over 50 years, and offers a FANTASTIC OPPORTUNITY for those seeking a SPACIOUS PROPERTY with potential to UPDATE and MODERNISE, situated on a generous 0.14 ACRE PLOT (stms) in a desirable residential location. The accommodation extends to approximately 959 Sq. ft (stms) and offers EXCELLENT SCOPE for FURTHER EXTENSION (stp), making it ideal for growing families or those looking to create their dream home. The ground floor comprises a welcoming ENTRANCE HALL with storage, a bright and airy 17' SITTING ROOM with a BAY WINDOW to rear overlooking the garden, and a 16' EXTENDED KITCHEN/BREAKFAST ROOM that provides ample space for family dining. The flexible layout includes TWO or THREE BEDROOMS arranged over two floors, offering versatility for use as bedrooms, a home office, or additional living space as required. The property also benefits from a SHOWER ROOM, ample storage, and double glazing throughout. With neutral décor and well-proportioned rooms, this home is ready for occupation but also offers scope for modernisation or reconfiguration to suit individual needs. The OUTSIDE SPACE truly sets this property apart, with a large, PRIVATE, and SECLUDED GARDEN that wraps around the home, providing an ideal setting for outdoor living and entertaining.





The garden is mainly LAID to LAWN with mature planting, established trees, and well-stocked borders, offering a TRANQUIL RETREAT and plenty of space for children to play or keen gardeners to enjoy. TWO SEPARATE DRIVEWAYS provide ample off-road parking for multiple vehicles, in addition to a DETACHED GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Chalet Style Home with Potential
- 0.14 Acre Corner Plot (stms)
- Approx. 959 Sq. ft (stms) with Extension Potential (stp)
- 17' Sitting Room with Bay Window
- 16' Extended Kitchen/Breakfast Room
- 2/3 Bedrooms Over Two Floors
- Large Private & Secluded Garden
- Two Driveways & Detached Garage

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 position, the property is approached via a walled front garden with a shingle driveway creating off road parking for several vehicles. A range of mature planting and shrubbery can be found to both sides, with an open porch way offering access to the front door, and gated access leading to the rear garden.

## THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and stairs rising to the first floor landing, with two built-in storage cupboards and doors leading off to the main living accommodation. Sitting opposite, a walk-in storage cupboard or utility area can be found with built-in storage units and space for general white goods including a fridge and freezer. The main living space sits to the rear of the property with a bay window opening up to the rear, enjoying panoramic garden views. Fitted carpet runs underfoot with a feature fireplace creating a focal point to one side. Sitting opposite the ground floor bedroom or dining room offers a versatile range of uses with fitted carpet and front facing window. Sitting opposite, the kitchen/breakfast room has been extended and includes an extensive array of built-in storage with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven, space is provided for a washing machine with the fridge integrated. Fitted carpet flows through the space with a front facing window, door leading out to the side access, wall mounted gas fired central heating boiler and space for a breakfast table. The ground floor shower room requires some remedial works and offers a three piece suite with a walk-in shower cubicle, storage under the hand wash basin and side facing window.

Heading upstairs, the carpeted landing offers a range of built-in storage with a side facing window and fitted carpet underfoot. Two double bedrooms lead off, both finished with fitted carpet and uPVC double glazing, with a range of built-in storage and eaves storage.

## FIND US

Postcode : NR13 6QP

What3Words : ///appeal.dimes.region

## VIRTUAL TOUR

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







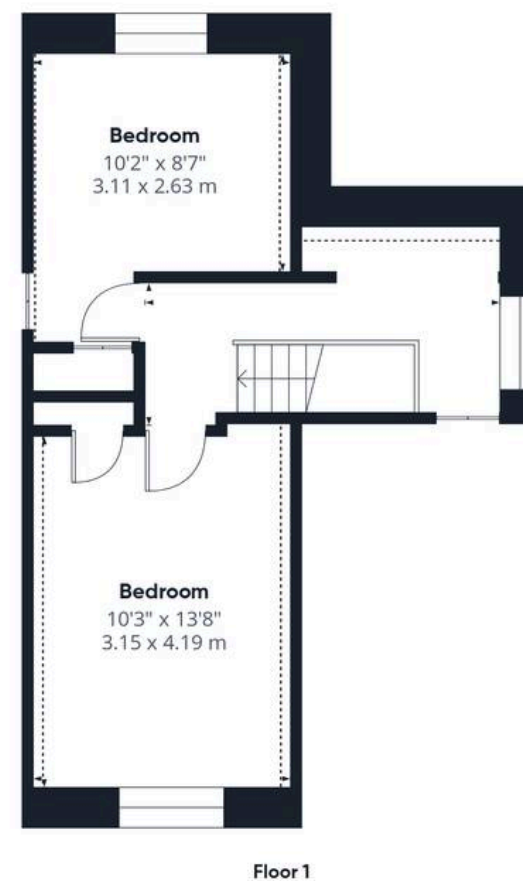
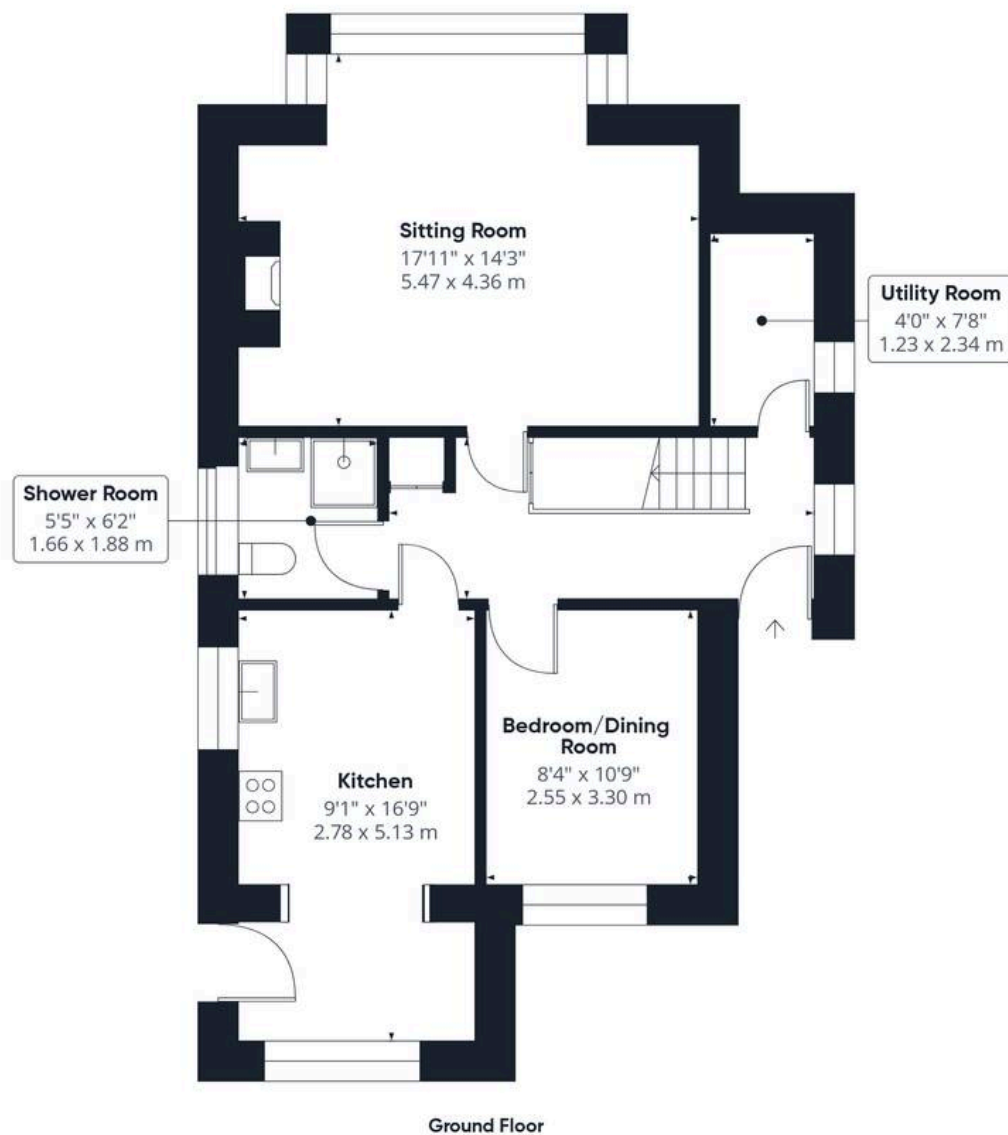


## THE GREAT OUTDOORS

Heading outside, the rear garden offers huge potential, with the main lawned expanse and patio seating area leading from a main central pathway. Enjoying a secluded and private setting, the garden is enclosed within timber panel fencing and mature hedging, with a range of mature planting and shrubbery. Outside power and a timber built summer house can be found. Heading down the garden, a gate leads to a further working area with space for vegetable plots and a greenhouse, with a patio and pathway taking you to the detached garage. The garage offers parking to the front, with an up and over door providing access to the inside, storage above, power and lighting.







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

959 ft<sup>2</sup>

89.3 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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