



Rackham Road, Norwich - NR3 3JQ

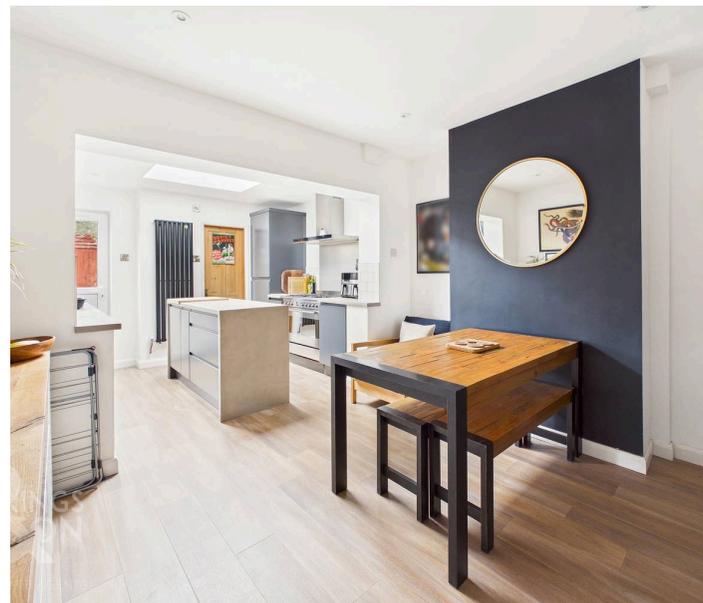
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HYBRID ESTATE AGENTS

## Rackham Road

Norwich

This beautifully MODERNISED and EXTENDED mid-terrace home offers STYLISH, flexible accommodation ideal for contemporary living. The property welcomes you with an inviting 11' SITTING ROOM featuring a WOOD BURNER, perfect for cosy evenings. The heart of the home is the impressive EXTENDED 18' OPEN PLAN KITCHEN/DINING ROOM, which boasts a CENTRAL ISLAND, ample storage and workspace, and plenty of room for entertaining - all flooded with NATURAL LIGHT via the ROOF LANTERN ABOVE. A ground floor WET ROOM with a rainfall shower adds a touch of luxury and convenience. Upstairs, there are TWO GENEROUS DOUBLE BEDROOMS, both thoughtfully decorated and well-proportioned. A CONVERTED LOFT STORAGE ROOM, accessed via a fixed staircase, provides additional space and is enhanced by a Velux window, radiator, and built-in storage - the vendor currently uses this as extra bedroom accommodation. The property is presented in excellent decorative order throughout, offering a comfortable and versatile home ready for immediate occupation.



Outside, the property benefits from a bisected, LOW MAINTENANCE but SIZEABLE REAR GARDEN with gated access to the front. The main garden is laid to patio, providing an ideal setting for outdoor dining and relaxation. Brick wall boundaries and timber fencing ensure PRIVACY, with the potential to create vehicular access if required (subject to the necessary consents). The standout feature for those seeking extra storage or workspace is the substantial 23' WORKSHOP, which is fully equipped with power and lighting.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modernised & Extended Mid-Terrace Home
- 11' Sitting Room with a Wood Burner
- 18' Open Plan Kitchen/Dining Room with a Central Island
- Ground Floor Wet Room with Rainfall Shower
- Two First Floor Double Bedrooms
- Loft Storage Room with Velux Window, Radiator & Storage
- Bisected Low Maintenance Garden
- 23' Workshop



Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

### SETTING THE SCENE

Approached via an attractive paved frontage with a low level brick wall front boundary, a stepped entrance leads to the main front door and an archway leads to the bisected garden.

### THE GRAND TOUR

Heading inside, the porch entrance offers wood effect flooring underfoot and a door taking you to the main sitting room, with a feature exposed brick fireplace and inset cast iron wood burner. The sitting room enjoys a front facing window and cast iron style radiator with a door taking you to the inner hallway, where the stairs rise to the first floor landing. The kitchen/dining room is fully open plan with an extension to the rear ensuring ample space for the central island along with space for soft furnishings and a dining table. The kitchen units offer a contrasting fitted range of wall and base level cupboards with micro cement work surfaces and island, with integrated cooking appliances, with space for a gas fired range cooker and stainless steel splash-backs and extractor fan above. Tiled splash-backs run around the work surface, with an integrated dishwasher and washing machine, built-in fridge freezer, with useful storage built in under the stairs. A door lads to the garden and door to the ground floor shower room. This modernised white three piece suite offers a wet room style shower with a twin head thermostatically controlled rainfall shower, with glazed shower screen and micro cement splash-backs with a roof lantern above for natural light.

Heading upstairs, the landing leads to the two double bedrooms - both finished with wood effect flooring and double glazing. The front bedroom includes a built-in storage cupboard, with the rear bedroom including stairs to the loft storage room, currently used as a bedroom and finished with fitted carpet. This spacious room offers a rear facing velux window, built-in eaves storage and radiator heating.

### FIND US

Postcode : NR3 3JQ

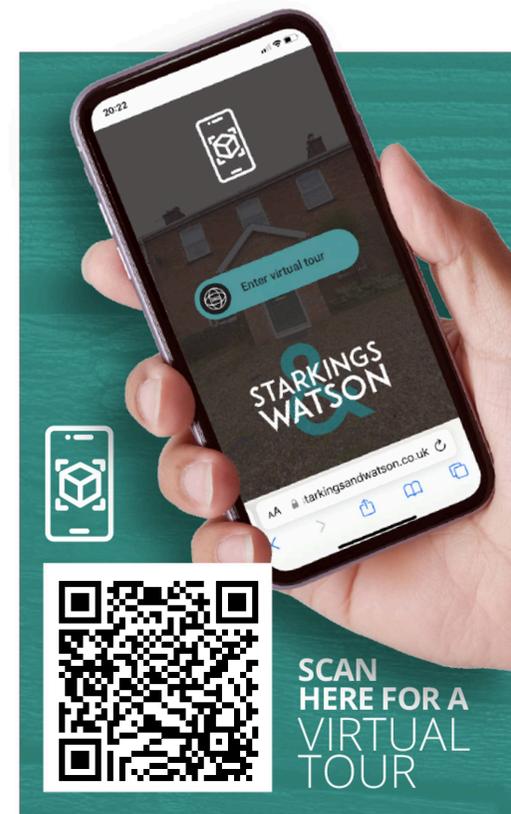
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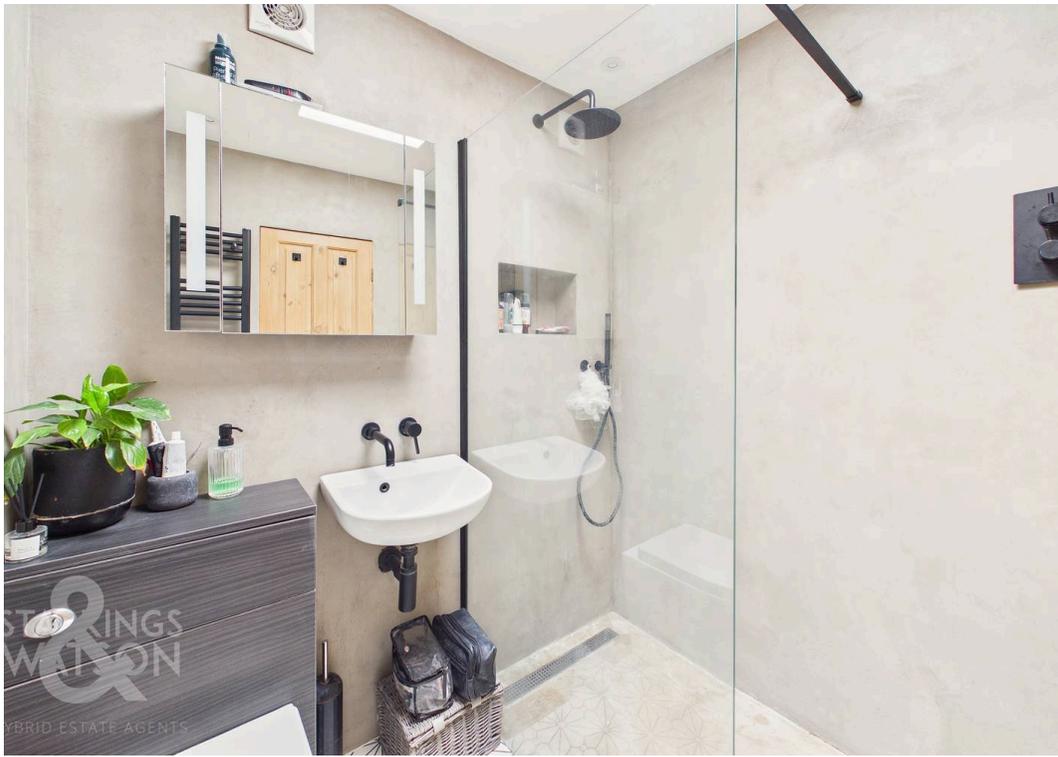
### VIRTUAL TOUR

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

### AGENTS NOTES

The rear garden is bisected. The loft conversion is a storage room only and whilst the current and former owners use the space as a bedroom, it is not believed that formal building regulation approval exists.



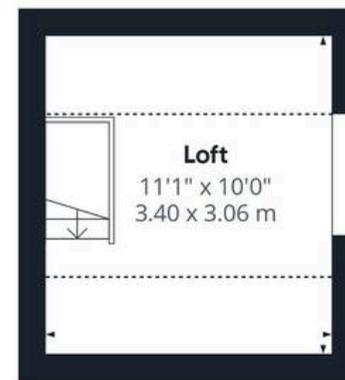
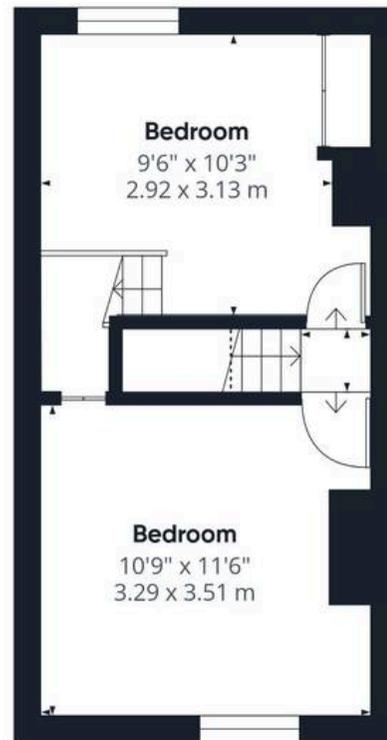




## THE GREAT OUTDOORS

The rear garden offers a bisected space with a gated access to the front of the property. The main garden is laid to patio, with brick wall boundaries and timber fencing, offering a wide variety of mature planting with a rear gated access and potential to create a vehicular access if required. The large workshop offers a vast amount of storage with power and lighting installed.





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

912 ft<sup>2</sup>  
84.9 m<sup>2</sup>

**Reduced headroom**

51 ft<sup>2</sup>  
4.7 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.

**GIRAFFE 360**



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