



Buckle Way, Rackheath - NR13 6UN

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Buckle Way

Rackheath, Norwich

This impressive semi-detached home, constructed in 2022, offers MODERN LIVING in a sought-after residential location. Upon entry, a WELCOMING PORCH leads to a convenient ground floor W.C, ideal for guests and family alike. The HEART of the HOME is the EXPANSIVE 21' OPEN PLAN KITCHEN and LIVING SPACE, designed for both relaxation and entertaining. FULL HEIGHT WINDOWS and FRENCH DOORS flood the area with NATURAL LIGHT and provide seamless access to the garden, creating a bright and airy atmosphere throughout. The KITCHEN area is thoughtfully laid out, offering AMPLE STORAGE, a RANGE OF INTEGRATED APPLIANCES and worktop space, perfect for home cooks and busy households. Upstairs, you will find TWO GENEROUS DOUBLE BEDROOMS, each offering comfortable proportions and neutral décor. The family bathroom is stylishly appointed, featuring a MODERN SUITE with a SHOWER over the bath, catering to both quick morning routines and relaxing evening soaks. The property also benefits from a DOUBLE TARMAC DRIVEWAY, located directly opposite the house, providing convenient off-road parking for two vehicles.

The property boasts a substantial SOUTH FACING REAR GARDEN, enclosed by timber panel fencing for privacy and security. The garden is predominantly laid to lawn, offering a blank canvas for outdoor activities and future landscaping projects.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2022 Built Semi-Detached Home
- Porch Entrance with Ground Floor W.C
- 21' Open Plan Kitchen & Living Space
- Full Height Windows & French Doors to the Garden
- Two Double Bedrooms
- Family Bathroom with Shower
- Large South Facing Garden
- Double Tarmac Driveway Opposite

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

Tucked away in a cul-de-sac setting and approached via a low maintenance lawned frontage, the property offers two allocated parking spaces opposite - providing side by side parking.

THE GRAND TOUR

Step inside the porch entrance, where wood effect flooring flows underfoot and doors lead into the main kitchen, living space and ground floor W.C - finished with a white two piece suite and heated towel rail. The main kitchen living space is open plan with the kitchen including an L-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven with a splashback and extractor fan above. Matching up-stands run around the work surface, with the kitchen including an integrated fridge/freezer, dishwasher and washer/dryer. High-quality porcelain tiles with a wood effect design flows through the space with ample room for a dining table and soft furnishings whilst full height windows and French doors lead out to the rear garden. Stairs rise to the first landing with a built-in storage cupboard below.

Heading upstairs, the carpeted landing includes a loft access hatch with doors taking you to the two double bedrooms - both finished with uPVC double glazing and fitted carpet, whilst the rear facing bedroom includes a built-in storage cupboard over the stairs. The family bathroom completes the property with a white modern three piece suite including a thermostatically controlled shower and glazed shower screen over the bath, heated towel rail, tiled walls and flooring.

FIND US

Postcode : NR13 6UN

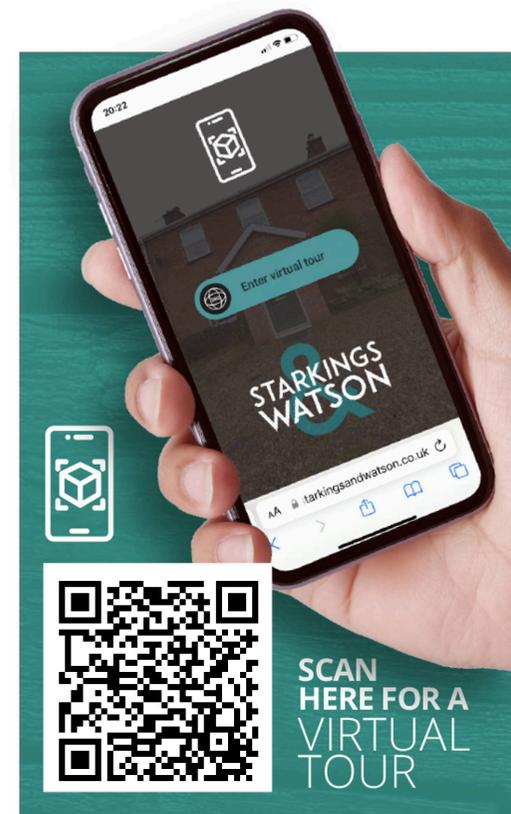
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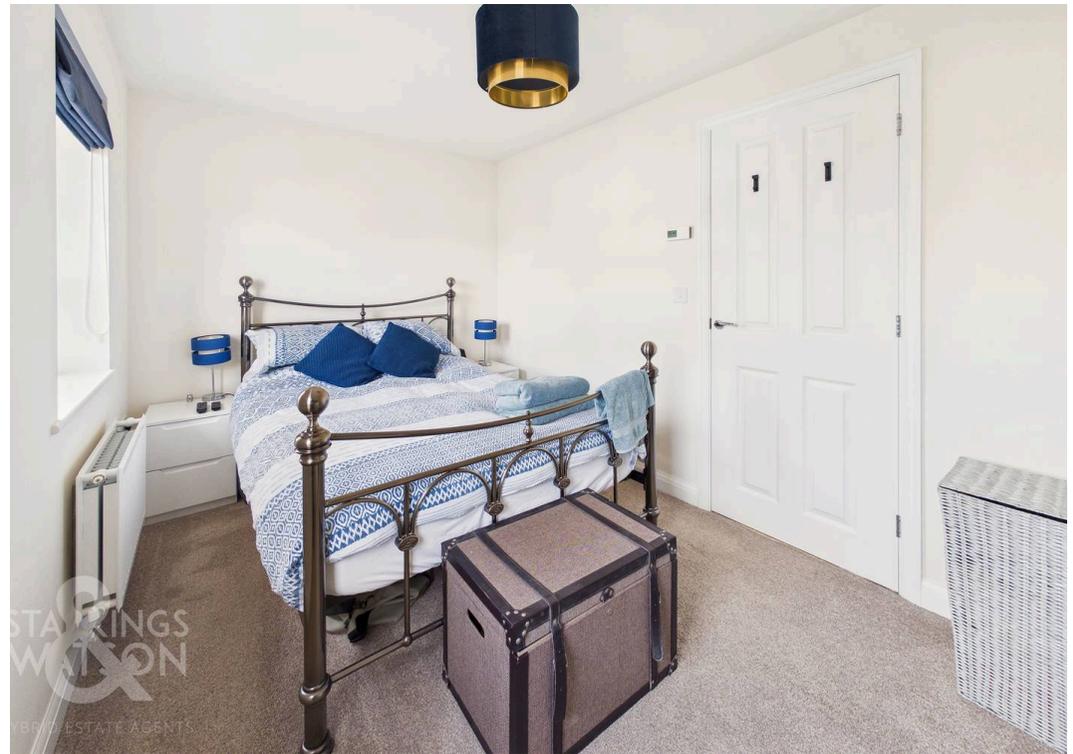
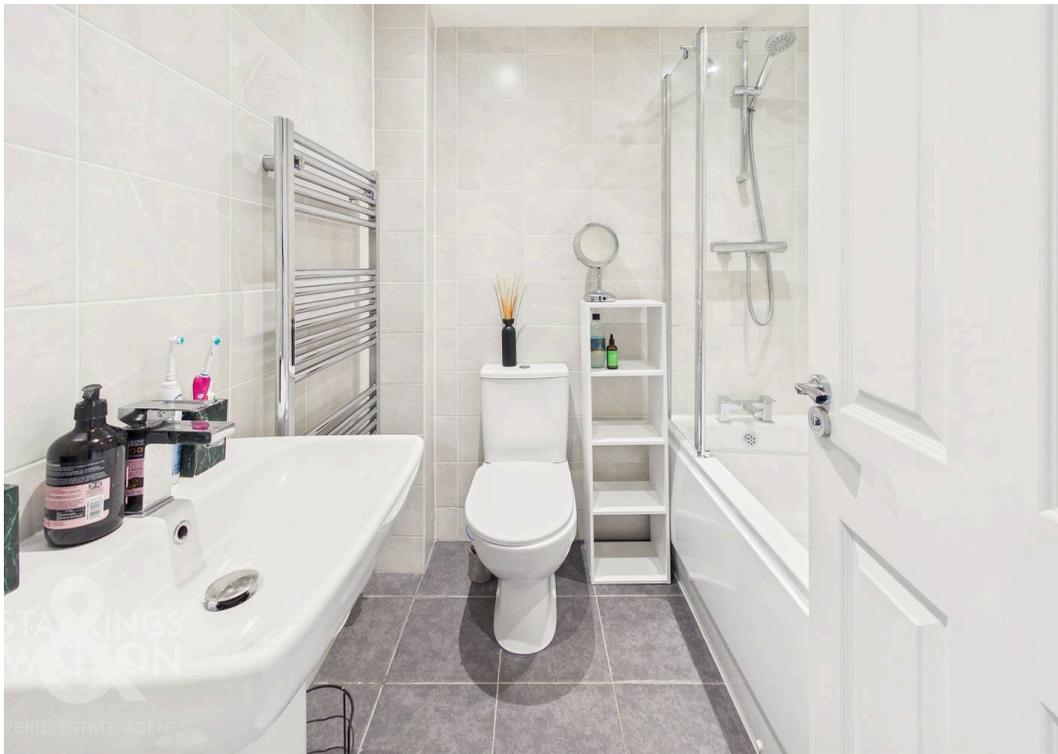
VIRTUAL TOUR

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

AGENTS NOTES

Annual service charges are due for the upkeep of communal green space on the development.



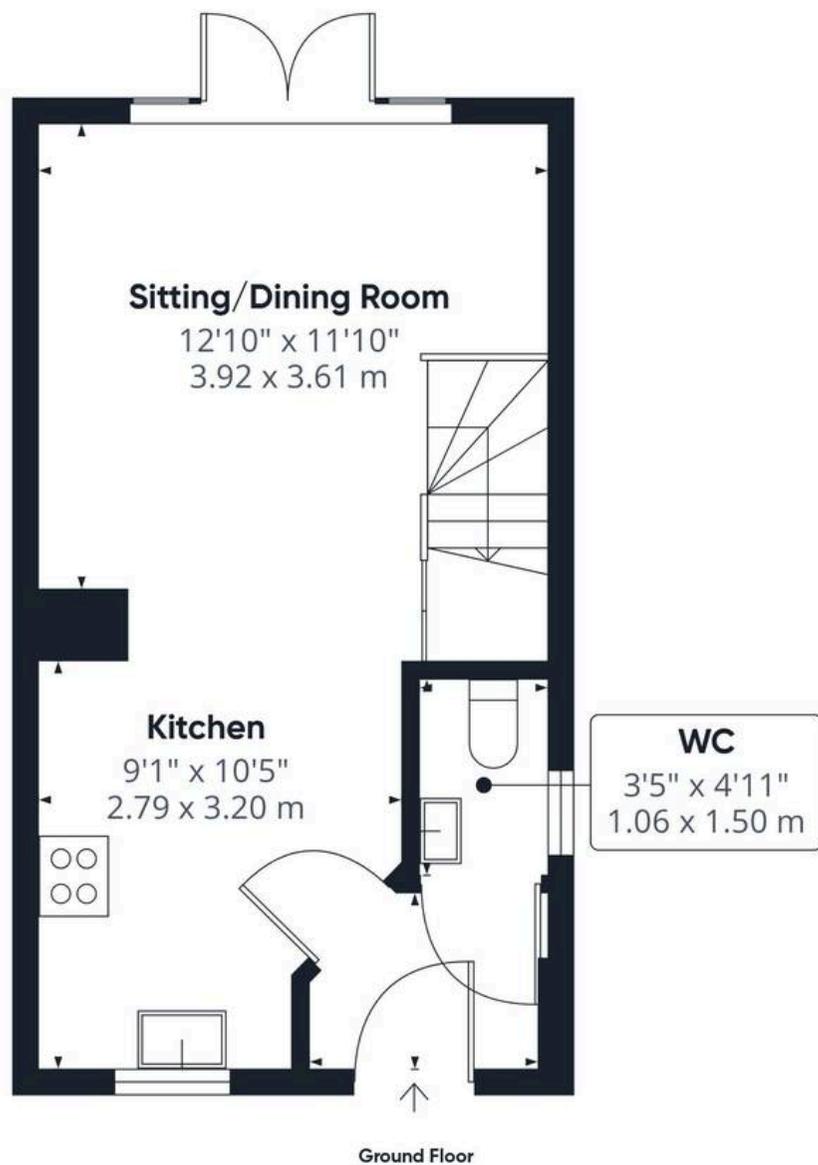




THE GREAT OUTDOORS

Heading outside the sizeable rear garden is enclosed within timber panel fencing, whilst being laid to lawn and including a timber storage shed and gated access to the front. The garden offers huge potential to further landscape the space making use of its bright and sunny south facing aspect, with potential to create formal planted borders if desired.





Approximate total area⁽¹⁾

571 ft²
53.2 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.

GIRAFFE 360





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