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Wilkinson Road, Rackheath, Norfolk, NR13 6SG

A detached property that has been extended and improved upon by the owners to create an ideal family home. Situated at the heart of the Broadland village of Rackheath, conveniently located close to local amenities that include a variety of shops, a newsagents and post office, village hall, public houses and a large playing field with children's play area. The village of Rackheath readily affords near access, of approximately three miles, into Norwich whilst also providing a community lifestyle on the outskirts of the city.

The property is approached over an easy to maintain front garden. To the side there is off-road parking and access to a garage and to the rear, a paved and shingle enclosed garden provides the perfect setting for socialising with friends and family.

Well-presented throughout, the property enters into a hallway where separate internal doors lead into a cloakroom and a generous lounge with feature fire place. From the lounge double doors lead into a dining room with an adjoining open plan fitted kitchen and family room. Folding doors from the kitchen overlook and open out to the rear garden. To the first floor, a family bathroom and three bedrooms, two with built in wardrobes and the master with an en-suite, complete the accommodation.

The property further benefits from its easy access to the welcome dual Northern Distributor Road, creating significant agility to navigate the city to the north and beyond to the Coastline and renowned Norfolk Broads, whilst also creating efficient access to the dual Southern Bypass.



Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band D

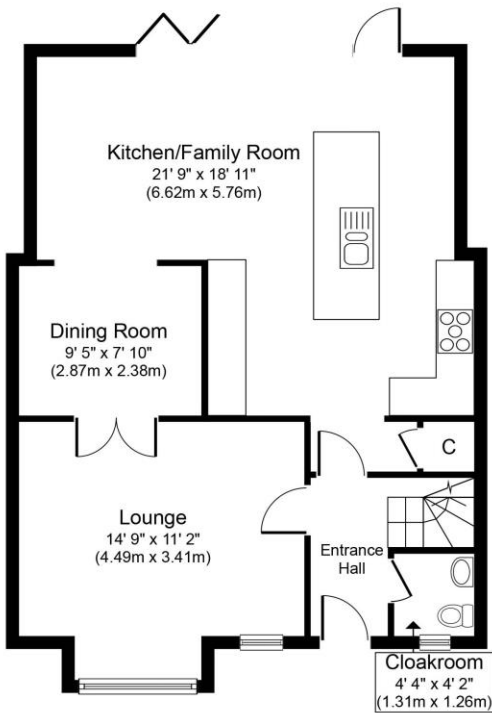


Off=Road
Parking

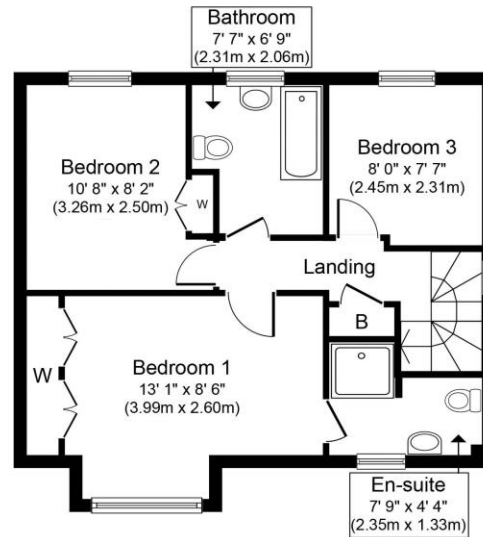


Garage

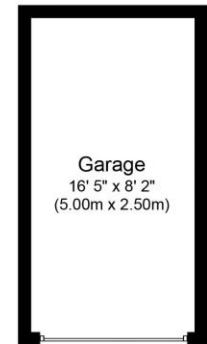




Ground Floor
Approximate Floor Area
705 sq. ft.
(65.5 sq. m.)



First Floor
Approximate Floor Area
469 sq. ft.
(43.6 sq. m.)



Garage
Approximate Floor Area
139 sq. ft.
(12.9 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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