



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Willoughby Way, Rackheath, Norfolk, NR13 6SL

A stunning detached family home situated at the heart of the popular Broadland village of Rackheath, with its variety of local shops and amenities including a newsagents and post office, village hall, public houses and a large playing field with children's play area. Situated less than three miles north of the capital city centre, it provides a community lifestyle within commuting distance of Norwich.

Located on a corner plot, the property is set back and screened from the road by natural hedging. It is approached over a hardstanding driveway providing valuable off-road parking and access to a garage/office. A timber gate at the rear grants access to an enclosed and beautifully presented low maintenance garden bordered by shrubs and with a paved terrace, creating a wonderful space for relaxation.

Recently extended by the current owners and superbly decorated throughout, the property enters into a welcoming entrance hallway with internal doors leading into a cloakroom, and a generous family lounge with a bay window and adjoining garden/play room with double doors opening out to the rear garden. A further door from the hallway leads into a bright, newly fitted, modern kitchen dining room. To the first floor, three bedrooms and a family bathroom complete the accommodation.

The property is further complimented in its location with 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



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

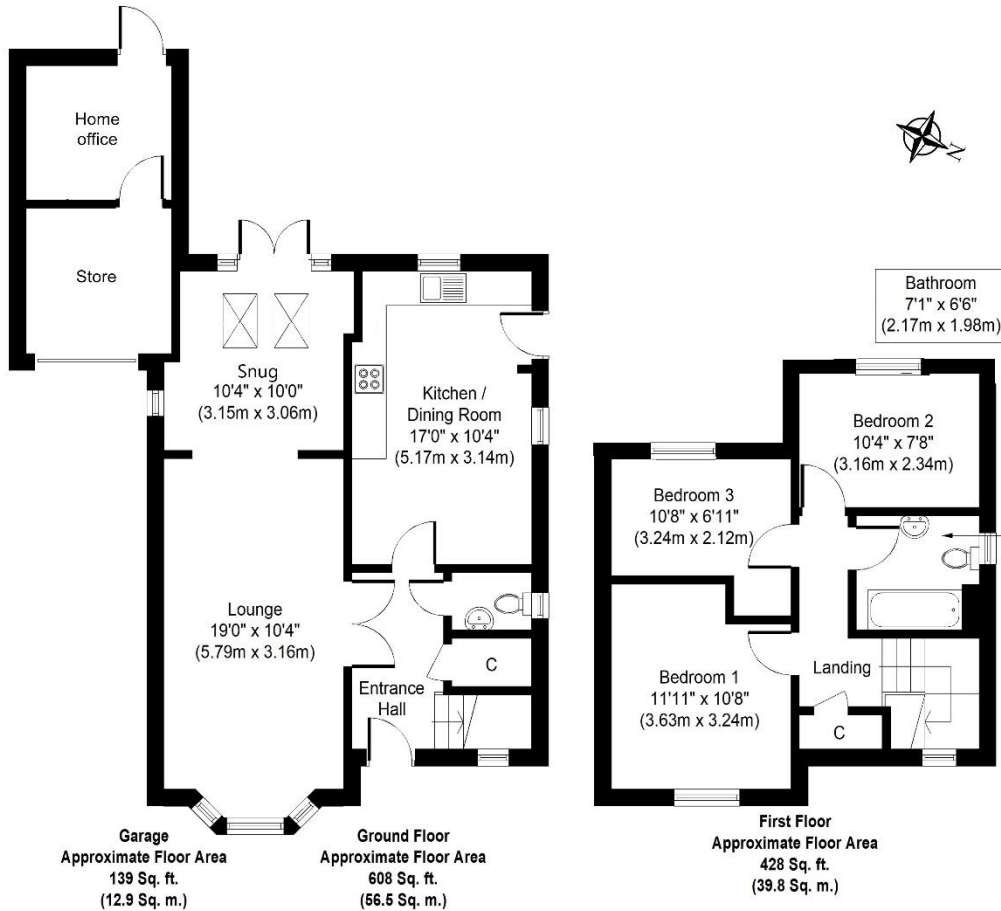


Off-Road
Parking

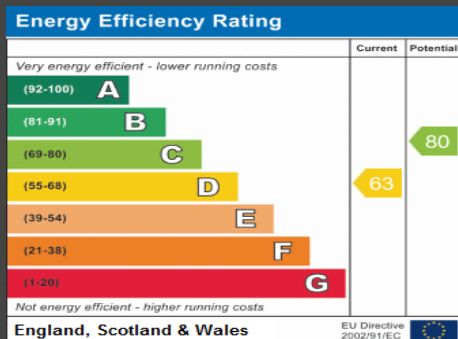


Garage





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. 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.



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