



Salhouse Road, Rackheath Norwich NR13 6QH

welcome to

Salhouse Road, Rackheath Norwich

Situated in a desirable residential location, this well-presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal purchase for growing families. Benefiting from ample off-road parking to the front, and a generous enclosed garden to the rear.



Situated in a desirable residential location, this well-presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal purchase for growing families.

The ground floor comprises a welcoming entrance hall with a convenient downstairs WC, a generous lounge providing an excellent space for relaxing, and a separate dining room that is perfect for family meals and entertaining. The fitted kitchen offers ample worktop and storage space and leads through to the dining room, which in turn opens into a bright and spacious conservatory overlooking the rear garden, creating an additional reception area that can be enjoyed throughout the year.

To the first floor are three well-proportioned bedrooms, including a particularly generous principal bedroom, together with a modern family bathroom.

Externally, the property benefits from ample off-road parking to the front, providing space for multiple vehicles. To the rear is a generous enclosed garden, offering an excellent space for children to play, outdoor entertaining or simply relaxing in the warmer months.

Offering approximately 109.2 sq. m (1,176 sq. ft.) of internal accommodation, this fantastic detached home combines generous living space with excellent outdoor areas and is sure to appeal to a wide range of buyers.

Agency Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/NOR144656



welcome to

Salhouse Road, Rackheath Norwich

- Three well-proportioned bedrooms
- Generous enclosed rear garden
- Ample off-road parking
- Bright conservatory
- Fitted kitchen

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144656



Property Ref:
NOR144656 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk