



53 Green Lane East, Rackheath - NR13 6QL

£300,000 Freehold

Guide price £300,000-£325,000 Welcome to this charming detached residence situated in the quaint village of Rackheath. Set on a generous plot, this property offers incredible potential, awaiting your personal touch. With its versatile living spaces, comfortable accommodation, and well-maintained exterior, this property presents a unique opportunity to create your dream home in a peaceful village setting. Don't miss the chance to acquire this home and experience all it has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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LOCATION

Situated in the peaceful village of Rackheath, Green Lane East offers the perfect balance of countryside charm and modern convenience. Situated just 6 miles northeast of Norwich, the property benefits from easy access to the city via regular bus routes and nearby road links, including the A47. Rackheath itself is a thriving community with a variety of local amenities such as schools, shops, and a post office, as well as scenic walking trails and green spaces for outdoor enthusiasts. The area is ideal for families, offering a quiet and friendly neighbourhood while being well-positioned for commuting to Norwich or the Norfolk Broads, both just a short



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GREEN LANE EAST

Upon entering the property, you are greeted by a welcoming porch leading into the entrance hall. Immediately capturing your attention is the inviting open-plan sitting/dining room, flooded with an abundance of natural light that creates a warm and welcoming atmosphere. The seamless flow between the living and dining areas allows for easy entertaining and family gatherings, while the feature fireplace adds a touch of character to the space.

The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. For those in need of additional living space, a versatile reception area awaits, that has the potential to be a seating area, utility room or a dining room. Adjacent to this space is a convenient ground floor WC, providing added convenience for residents and guests alike.

Across both floors you will find three well-proportioned bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be an office, snug or storage, depending on your own requirements. The wet room, accommodates all residents in the household.

Towards the rear is an expansive garden, offering endless possibilities for outdoor activities and enjoyment. It is primarily laid to



Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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