



6 Sam Smith Way, Rackheath - NR13 6TB

£525,000 Freehold

Located on a high-standard development in the popular village of Rackheath, Minors & Brady are pleased to present this spacious four bedroom detached home. Boasting an extensive garden with covered seating area ideal for sunny summer days, a garage and ample off-road parking. Inside is a high-quality interior with underfloor heating, high ceilings to the entrance hall and double bedrooms all with built-in storage.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Minors & Brady
Estate Agents, Lettings and Property Management

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Location

Rackheath is a small village found within easy reach of Norwich. The village offers a variety of small shops, a friendly pub and a regular bus service into the City or Wroxham. A short drive along the Broadland Northway access is provided to the larger villages of Acle and Brundall which offer train stations, and of course some villages including Wroxham and Reedham offers access to a range of activities on the Norfolk Broads.

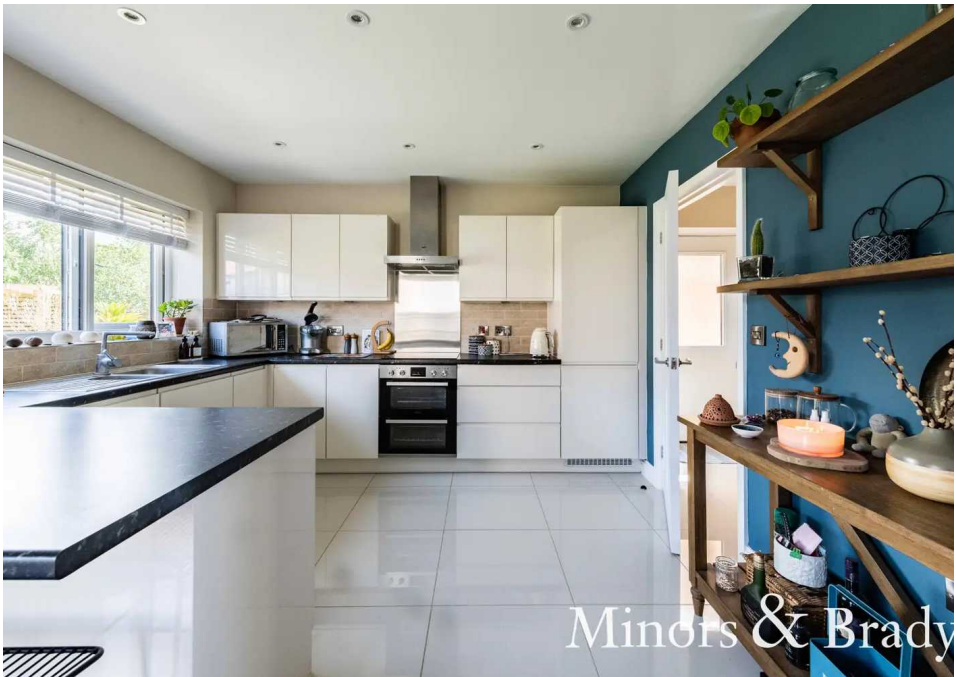
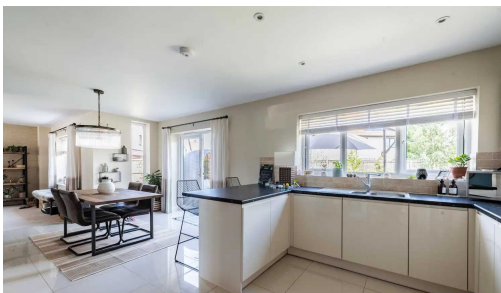
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As you step inside, you're greeted by the welcoming double-height reception hall featuring a charming galleried landing. Stairs lead up to the first floor, while doors open to reveal the study, front-to-back sitting room, and the kitchen and dining area at the back. The dining space effortlessly extends into the rear garden through the double doors, while the kitchen area conveniently connects to a utility room.

You'll find four comfortable double bedrooms upstairs, with the main bedroom boasting its en-suite shower room. The other bedrooms share access to a stylishly appointed bathroom.

The front area offers a mostly gravelled space, ample off-road parking, uncomplicated upkeep, and access to the generously sized single garage.

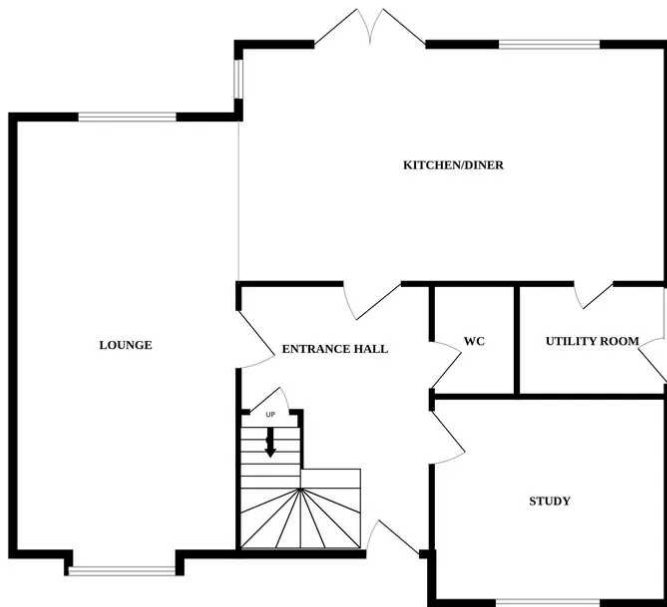
Stroll through the impressive rear garden, where a bespoke wooden gazebo adds a touch of character in one corner. The remainder of the garden is adorned with a lush lawn, complemented by a delightful patio area at the back of the house.

Agents Note

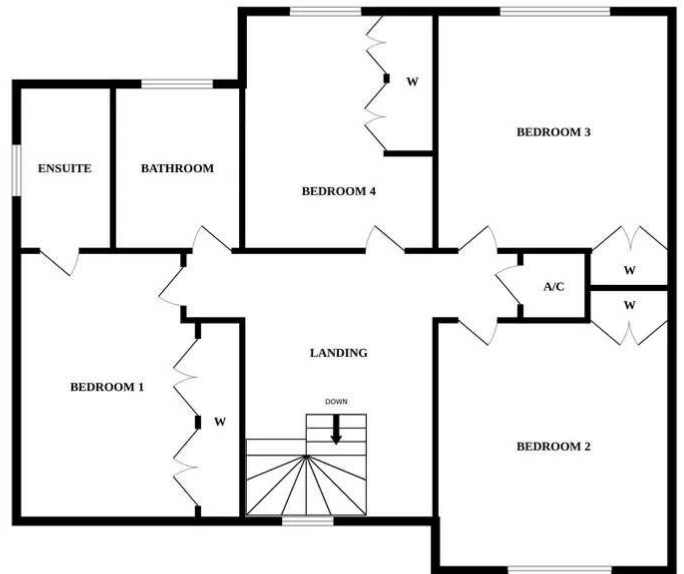
We understand the property will be sold freehold, connected to all mains services with gas central heating.



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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