



74 Salhouse Road, Rackheath

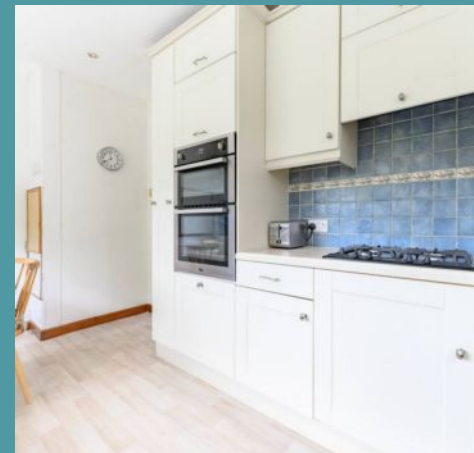
Guide Price £425,000 - £450,000



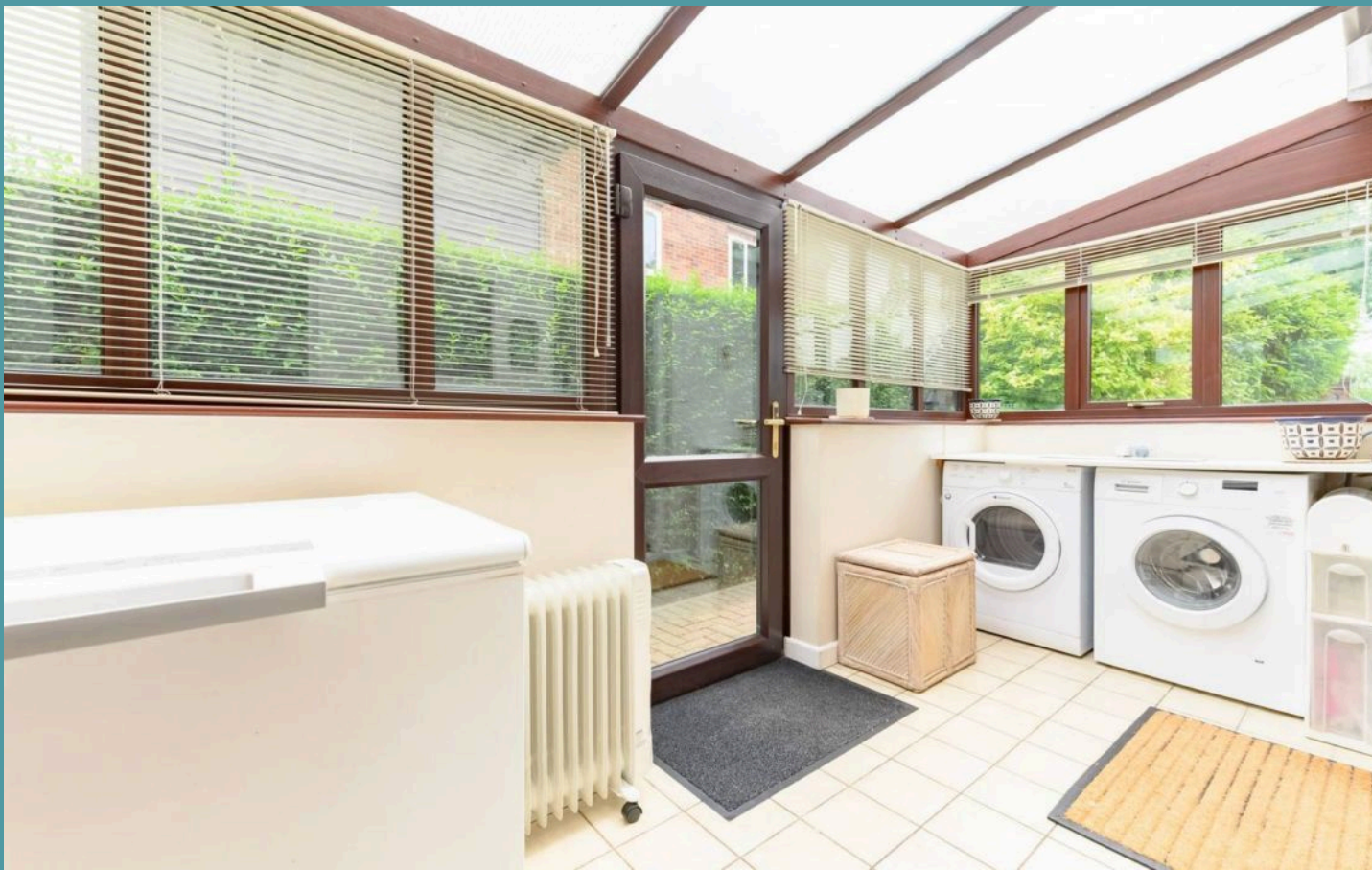
## 74 Salhouse Road

Rackheath, Norwich

Discover the perfect blend of space, seclusion, and potential with this exceptional detached residence, set on approximately half an acre of beautifully landscaped grounds. Tucked behind secure gated access, this impressive home boasts generous living accommodation, including a bright and airy entrance hall, spacious sitting room with feature fireplace, formal dining room, and a modern kitchen/breakfast room. With three well-proportioned double bedrooms, a stylish four-piece family bathroom, and sweeping views over open farmland, comfort and tranquillity are assured. The expansive rear garden offers endless possibilities for outdoor enjoyment, complete with mature borders, a large patio, summerhouse, and greenhouses. With scope to renovate or extend (stpp), this is a rare opportunity to make this beautiful family home in a highly desirable setting.







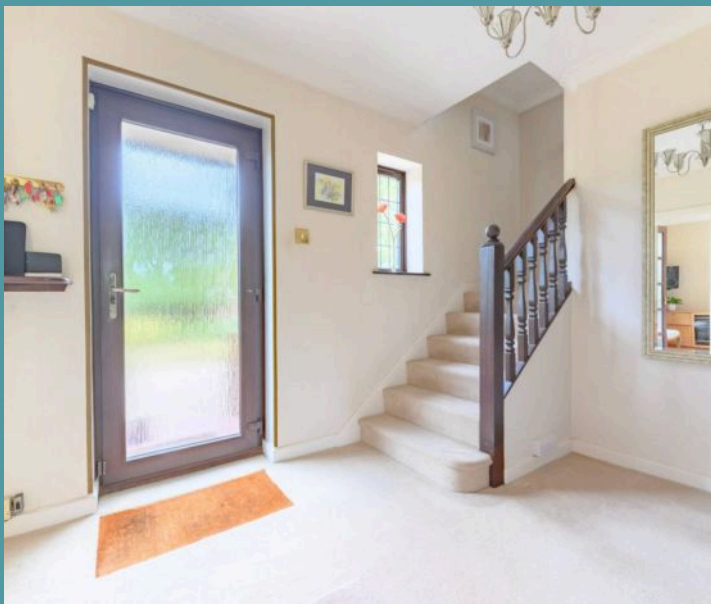
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### Location

Salhouse Road in Rackheath is a desirable semi-rural location positioned just northeast of Norwich, offering a perfect balance between countryside and urban convenience. Situated on the edge of the Norfolk Broads, the area provides easy access to some of East Anglia's most picturesque waterways and natural landscapes, ideal for boating, walking, and wildlife watching. Rackheath itself is a growing village with essential local amenities including a convenience store, takeaways, and the well-regarded Sole & Heel pub. Families are well-served with Rackheath Primary School within walking distance, and secondary education options such as Thorpe St Andrew School and Broadland High Ormiston Academy easily reachable by car or public transport. Healthcare needs are met by nearby GP surgeries in Thorpe St Andrew and Sprowston, with the Norfolk and Norwich University Hospital just a short drive away.

Transport links are excellent: Salhouse railway station provides connections to Norwich and the Broads, while the Northern Distributor Road (Broadland Northway) allows swift travel to Norwich city centre, the airport, and major routes like the A47 and A140. Salhouse Road offers a peaceful setting with practical access to schools, healthcare, shopping, and recreation, making it a sought-after location for families and commuters alike.







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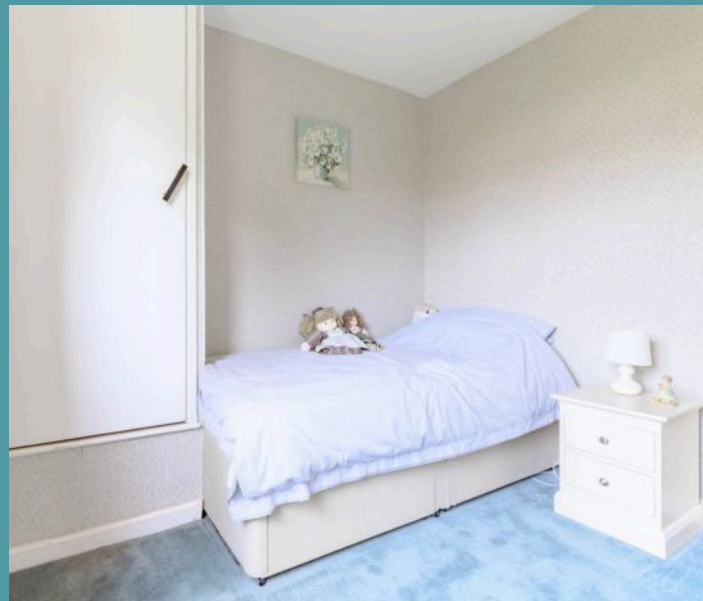
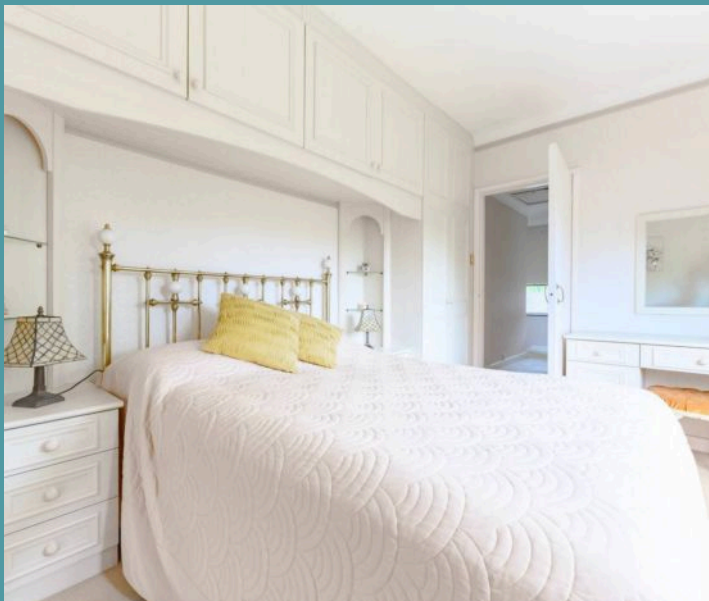
Rackheath, Norwich

Set well back from the road behind gated access, this exceptional detached residence occupies a generous plot of approximately half an acre (subject to measured survey), providing a rare opportunity to acquire a home of both distinction and potential in a desirable semi-rural setting.

The 'in and out' brick-weave driveway delivers an impressive first impression, offering extensive off-road parking and flanked by well-stocked, bordered beds, mature hedging and laid to lawns. The integral garage provides further practicality and secure storage options.

Step inside the bright and airy entrance hall, thoughtfully designed with integrated storage and a welcoming ambiance. This leads to the spacious sitting room, bathed in natural light from expansive glazing, including a large picture window and sliding doors opening to the rear garden. A decorative feature fireplace forms a central focal point, perfect for relaxed evenings or stylish entertaining.

A separate formal dining room offers an ideal setting for intimate dinners or family gatherings, while the heart of the home lies in the kitchen/breakfast room, well-appointed with sleek modern cabinetry, an integrated double oven, a hob, and ample workspace for cooking your favourite meals. Adjoining the kitchen is a versatile sun room/utility area, suitable for laundry and everyday storage, also housing a convenient ground floor WC, ideal for busy family life.







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Ascend to the first floor, where you will discover three generously proportioned double bedrooms, offering ample space for relaxation. Rear-facing bedrooms enjoy uninterrupted views over open farmland, adding to the home's sense of serenity and seclusion. The family bathroom is fitted with a four-piece suite, including a shower cubicle, a bathtub, a hand basin and a WC, accommodating all residents in the household.

The highlight of this residence is undoubtedly the expansive and beautifully landscaped rear garden, a haven for outdoor living and boundless in its possibilities. Predominantly laid to lawn and framed by established beds, mature hedging, and tall trees, this maintained space also features a large patio, ideal for al fresco dining and summer entertaining. Garden enthusiasts will appreciate the inclusion of a timber summerhouse, storage shed, and two greenhouses discreetly positioned towards the rear, perfect for gardening or enjoying the seasons.

**Agents note**

Freehold







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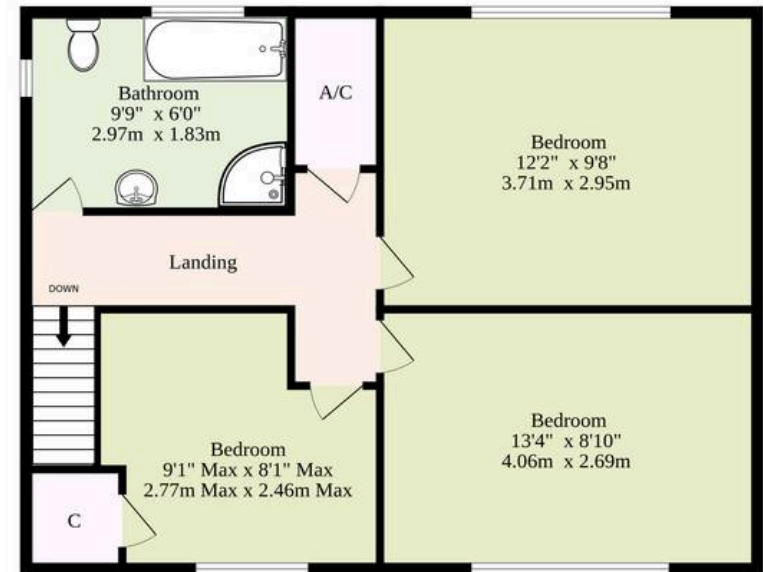
- Detached residence set on approximately half an acre of beautifully maintained grounds, in the Norfolk village of Rackheath
- Opportunity to enhance or expand the property through renovation or extension (stpp)
- Gated access to a prestigious in and out brick-weave driveway providing ample off-road parking for multiple vehicles
- Spacious sitting room featuring large windows, sliding doors to the garden, and a decorative fireplace as a central focal point
- Formal dining room ideal for family meals and entertaining guests in a refined and intimate setting
- Kitchen and breakfast room equipped with modern cabinetry, integrated double oven, hob, and generous storage space
- Three double bedrooms and a family bathroom, comprising of a four-piece suite
- Expansive and private rear garden complete with patio seating area, summerhouse, timber shed, two greenhouses, and a backdrop of open farmland
- Integral garage offering additional secure storage and potential for conversion into further living accommodation (stpp)



**Ground Floor**  
862 sq.ft. (80.1 sq.m.) approx.



**1st Floor**  
401 sq.ft. (37.3 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.**

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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