



8 Spencer Road, Rackheath - NR13 6TJ

OIRO- £276,250 freehold

65% Shared ownership. Set on a generous corner plot, this immaculately presented detached family home was built in 2022 and offers style, space, and practicality throughout. Featuring a modern kitchen with breakfast bar, dining area, and separate utility room, as well as a spacious lounge with a media wall and French doors, the layout is thoughtfully designed for contemporary living. A separate dining room adds further versatility, ideal for formal dining, a home office, or a cosy second reception space. With four well-proportioned bedrooms, including a master with en-suite, and a beautifully maintained, low-maintenance garden with raised decking and patio, this home is ideal for both relaxing and entertaining. A brickweave driveway and garage provide ample off-road parking, and the inclusion of solar panels ensures improved energy efficiency. Offered with seven years remaining on the NHBC warranty, this is a home that combines peace of mind with everyday comfort.

Location

Spencer Road is situated in the sought-after village of Rackheath, just five miles northeast of Norwich. This thriving community offers everyday essentials, including a convenience store, primary school, medical centre, and welcoming local pubs. Excellent transport links via the A1270 provide swift access to the A47 and Norwich city centre, while regular bus services add to the area's accessibility. Nature lovers will appreciate the proximity to Salhouse Broad and picturesque countryside walks, with the Norfolk Broads National Park just moments away, ideal for those who enjoy an active outdoor lifestyle with the benefit of nearby urban amenities.



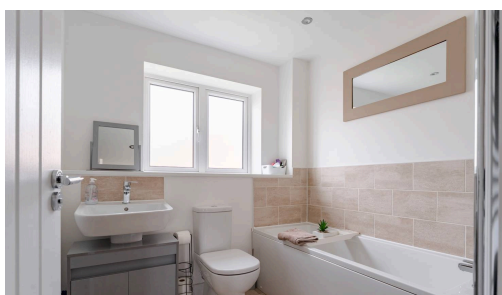
Agents notes

We understand that the property will be sold freehold, connected to all main services.

Sold as 65% shared ownership, eligibility criteria apply; please contact the relevant office for details.

Heating system- Gas Central Heating

Council Tax Band- D



Spencer Road, Rackheath

Step inside this beautifully presented modern home and you're welcomed by a light and airy entrance hall, finished with soft carpet flooring that immediately sets a warm tone. A practical understairs storage cupboard provides everyday convenience, and there's a well-positioned WC for guests.

The dining room is bright and inviting, offering a versatile space that can easily function as a formal dining area, a cosy snug, or a home office, well-suited to modern family life.

The contemporary kitchen/breakfast room is a standout feature, fitted with glossy cabinetry, wood-effect worktops, and stylish tiled flooring. Integrated appliances include twin ovens and a gas hob with a sleek extractor above. There's ample space for dining, a breakfast bar for casual meals, and a separate utility room with additional fitted units. Inset ceiling lights add a polished touch, while French doors open out to the rear garden, making this space ideal for everyday living and entertaining.

The living room is impressively spacious, designed for comfort and style. Carpeted underfoot and filled with natural light from a double aspect, it features a stylish media wall that acts as both a focal point and a practical storage solution. French doors once again create a seamless link to the garden beyond.

Upstairs, the landing offers further storage with a built-in cupboard and leads to four well-sized bedrooms. Three are generous doubles, while the fourth provides flexibility as a nursery, dressing room, or study. The master bedroom includes its own built-in cupboard and a modern en-suite shower room, complete with a glass screen and tiled flooring. All bedrooms benefit from soft carpet underfoot, creating a comfortable and cohesive feel.

The family bathroom is smartly finished, offering both a bath and separate shower, partially tiled walls, tiled flooring, inset ceiling lighting, and a chrome towel rail.

The home benefits from double glazing throughout and solar panels, enhancing energy efficiency.

Outside, the property enjoys a desirable corner plot, offering a fantastic sense of space and privacy. The rear garden is fully enclosed and designed with low maintenance in mind, featuring a well-kept lawn, a raised decked area ideal for outdoor seating or entertaining, and a paved patio that's perfect for dining or unwinding in the sunshine. A side gate provides access to a neat front garden, adding to the home's kerb appeal.

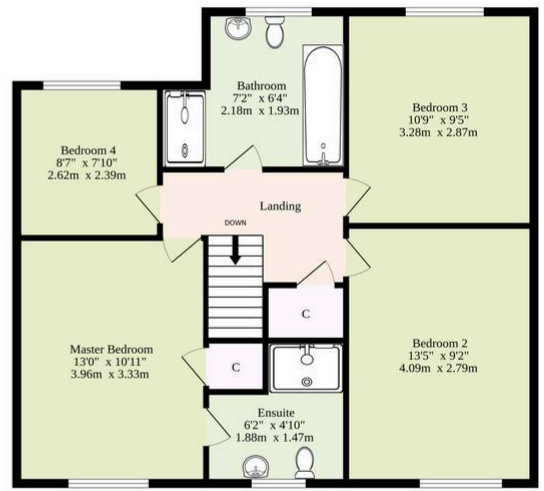
To the side, a generous brickweave driveway leads to the garage, offering ample off-road parking along with convenient access into the garden



Ground Floor
744 sq.ft. (69.1 sq.m.) approx.



1st Floor
544 sq.ft. (50.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1313sq.ft. (122.0 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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