



22 Tudor Road, Rackheath

Norwich



Offers in Region of £550,000
Minors & Brady

22 Tudor Road

Rackheath, Norwich

Set on a generous plot and finished to an exceptional standard throughout, this immaculately presented detached home offers style, comfort and space for modern family living. With five well-proportioned bedrooms, a luxurious principal suite featuring both a bath and shower, and a stunning open-plan kitchen, dining and family room complete with shaker-style units, integrated appliances, breakfast bar and herringbone flooring, the home has been thoughtfully designed for both everyday life and entertaining. The spacious lounge is enhanced by a striking media wall and recessed glass-fronted fireplace, while further highlights include a versatile snug, a separate utility room, a beautifully landscaped garden with patio, hot tub and stylish outbuilding currently used as a salon, along with a converted garage space ideal as a home gym. A brickweave driveway and garage provide ample off-road parking, completing the appeal of this highly flexible property.

Location

Tudor Road is located in the popular and well-connected area of Rackheath, just five miles northeast of Norwich. The area offers easy access to the NDR and the A47, making it ideal for commuters, while also benefiting from regular bus services into the city centre. Rackheath itself is home to a range of local amenities, including a convenience store, primary school, doctors' surgery, and village hall. Nearby Salhouse Broad and the wider Norfolk Broads provide scenic walking routes and outdoor leisure opportunities, while a selection of supermarkets and larger retail options are available within a short drive at Sprowston and Norwich. For those who enjoy an active lifestyle, Rackheath has a local playing field and is close to several cycle routes. Families are also well-served by a choice of nurseries and well-regarded schools in the surrounding area.



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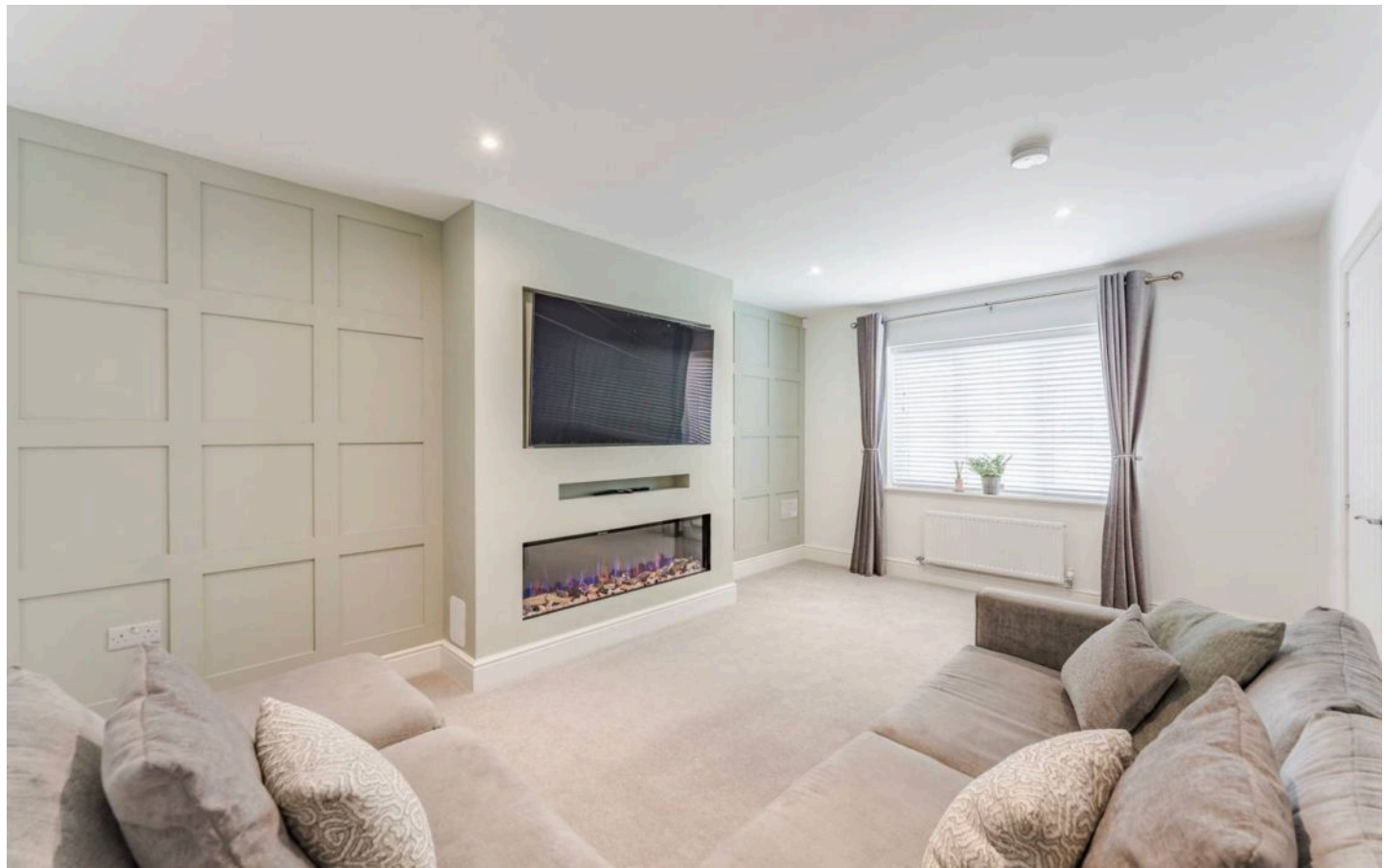
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Step inside this immaculately presented family home through a light-filled entrance hall, where herringbone-style wood-effect flooring immediately sets a stylish tone. A practical under-stairs storage cupboard and a contemporary downstairs WC add everyday convenience, all finished with a clean, modern touch.

The generous lounge is warm and inviting, centred around a striking media wall that frames a modern glass-fronted fireplace. Decorative stones and a coloured flame effect bring visual interest, while inset ceiling lights and textured wall panelling add depth and contrast. Carpeted flooring enhances the comfort of the space, making it ideal for quiet evenings or entertaining guests.

At the rear of the home lies a stunning open-plan kitchen, dining and family room, beautifully designed and full of natural light. The pale grey shaker-style kitchen units are paired with white quartz worktops and include high-spec integrated appliances such as a double oven and wine cooler. A breakfast bar offers extra workspace and casual seating, while herringbone-effect flooring continues through the space, complementing the calm, contemporary aesthetic. A wood-panelled feature wall brings warmth to the family area, and twin sets of French doors open onto the garden, creating a strong connection between inside and out. Recessed ceiling lights keep the space bright and even throughout the day.

Just off the kitchen, a smartly finished utility room provides matching cabinetry, useful worktop space and a door to the rear garden, offering additional functionality without compromising on style. Completing the ground floor is a versatile additional reception room, ideal as a snug, playroom or office depending on your needs.



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Upstairs, the first-floor landing features a handy storage cupboard and leads to five well-proportioned bedrooms. Four of the rooms are comfortable doubles, two with sleek built-in wardrobes, while the fifth room is a smaller but equally versatile space with its own fitted storage. The principal bedroom offers a standout en suite bathroom, fitted with both a bath and separate shower, stylish tiling, an extractor fan and recessed lighting. The family bathroom echoes the same attention to detail with a modern suite including a bath and an Aqualisa Quartz electric shower featuring both a rainfall head and a handheld unit.

The exterior continues to impress with a beautifully landscaped rear garden, generous in size and thoughtfully laid out. A large patio and raised seating area provide space for outdoor dining, while a secondary patio houses the hot tub. Well-kept planting, lawn, and shingled areas add character throughout. A fully insulated, multi-purpose outbuilding currently set up as a salon features full electrics, lighting, wood-effect flooring, and French doors opening onto the garden, offering excellent versatility for a variety of uses.

To the front, a brickweave driveway provides ample off-road parking and leads to a garage, part-converted into a stylish home gym. This flexible space is fully insulated and benefits from full electrics, wood-effect flooring, inset lighting, panelled walls and loft access, making it ideal for fitness, hobbies or additional storage.



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The property also includes over £10,000 worth of upgrades, including a full alarm system and spotlights throughout the downstairs, adding both security and style, along with double glazing throughout, completing this well-finished and thoughtfully equipped home.

Agents notes

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

Heating System- Gas Central Heating

Council Tax Band- E

Estate maintenance fee: approx. £15 per month

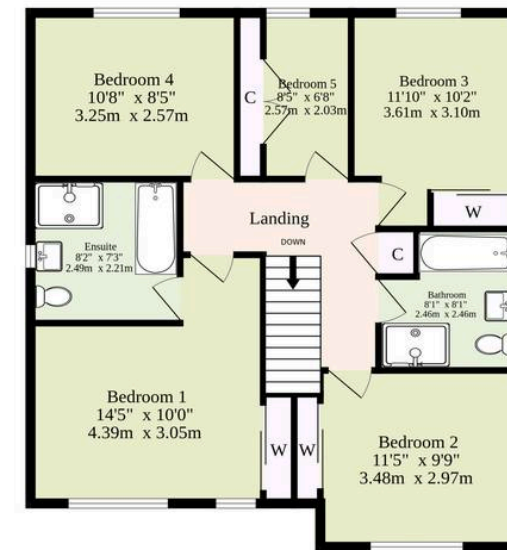


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Ground Floor
1402 sq.ft. (130.3 sq.m.) approx.



1st Floor
726 sq.ft. (67.4 sq.m.) approx.



Sqft Includes Garage And Salon

TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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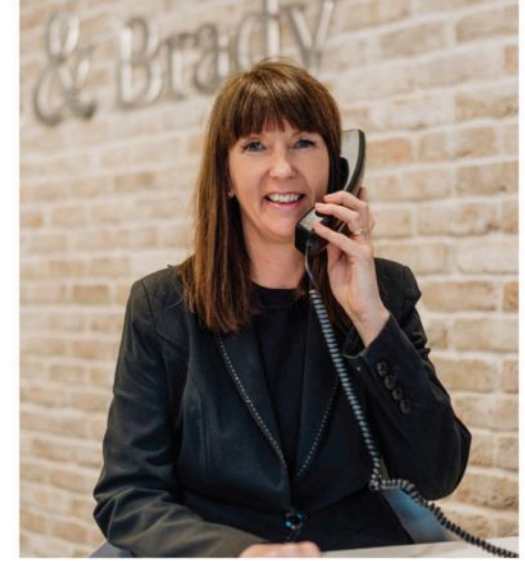
Dreaming of this home? Let's make it a reality



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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