



3 Spencer Road, Rackheath

Norwich



Minors & Brady

3 Spencer Road

This 45% shared ownership home in the increasingly popular village of Rackheath offers a smart, accessible way into a growing area, with an interior that leans confidently into its own sense of style. The house feels calm and straightforward, with a layout designed for everyday living rather than show. A generous sitting room opens directly onto the garden, while thoughtful colour themes give the spaces a relaxed, contemporary edge. The kitchen dining room brings a cooler, playful feel through its colour choices, adding personality without overwhelming the room. Upstairs are three well-proportioned bedrooms, including a main bedroom with ensuite, alongside a practical family bathroom. Outside, the garden is a real highlight, offering good space with minimal overlooking from neighbouring homes. With a tandem driveway, garage and a location that continues to grow in appeal, this is a grounded home with character in an area moving confidently forward.

- 45% shared ownership opportunity – a realistic and accessible way to buy into the increasingly sought-after village of Rackheath
- Up-and-coming location with a growing community feel and strong links into Norwich and surrounding areas
- Three-bedroom layout offering flexibility for families, guests or home working
- Large sitting room with patio doors opening directly onto the garden, bringing in natural light and easy indoor-outdoor flow
- Stylish kitchen dining room featuring gloss white units, contrasting blue tiles and a distinctive cool-toned colour theme
- Main bedroom with ensuite shower room and wardrobe, providing a comfortable private space
- Two further well-sized bedrooms served by a practical family bathroom
- Great-sized garden plot with very minimal overlooking





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The Location

Rackheath is a village that still feels like a village, but with an increasing amount of life and convenience on the doorstep. Just five miles northeast of Norwich, it's well-placed for anyone who wants a quieter home setting without feeling cut off. Everyday essentials are right in the village, including a convenience store, primary school, doctors' surgery and a village hall that hosts community activities. There's also a good amount of green space, with a playing field, play area and places to walk the dog. For food, drink and a bit of atmosphere, the Sole & Heel pub on Salhouse Road has become a real hub again since its refurbishment, offering a friendly pint, outdoor seating and regular social events.

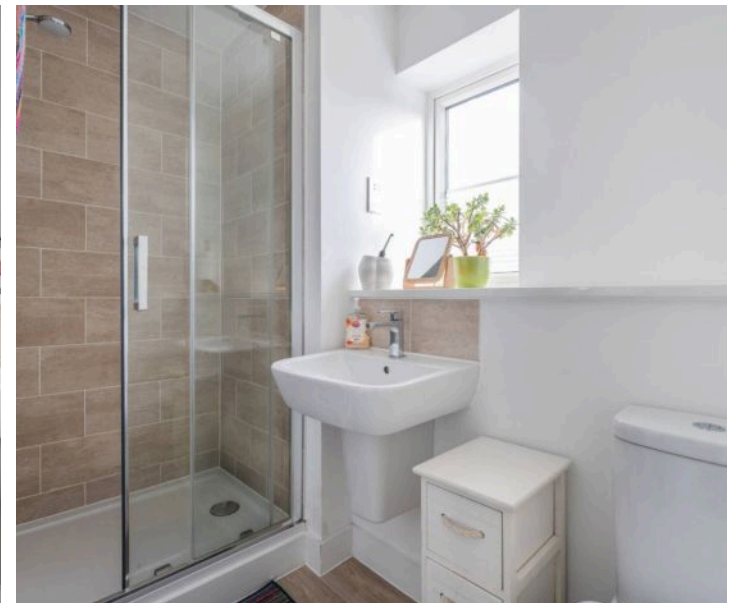
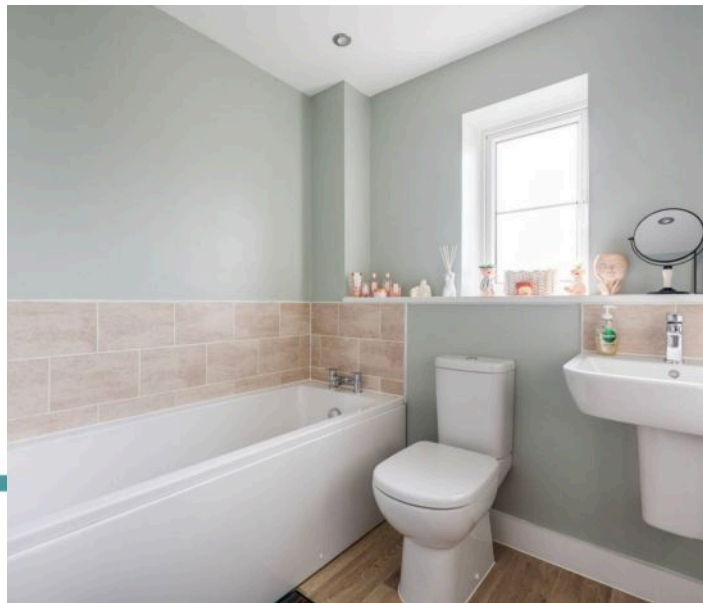
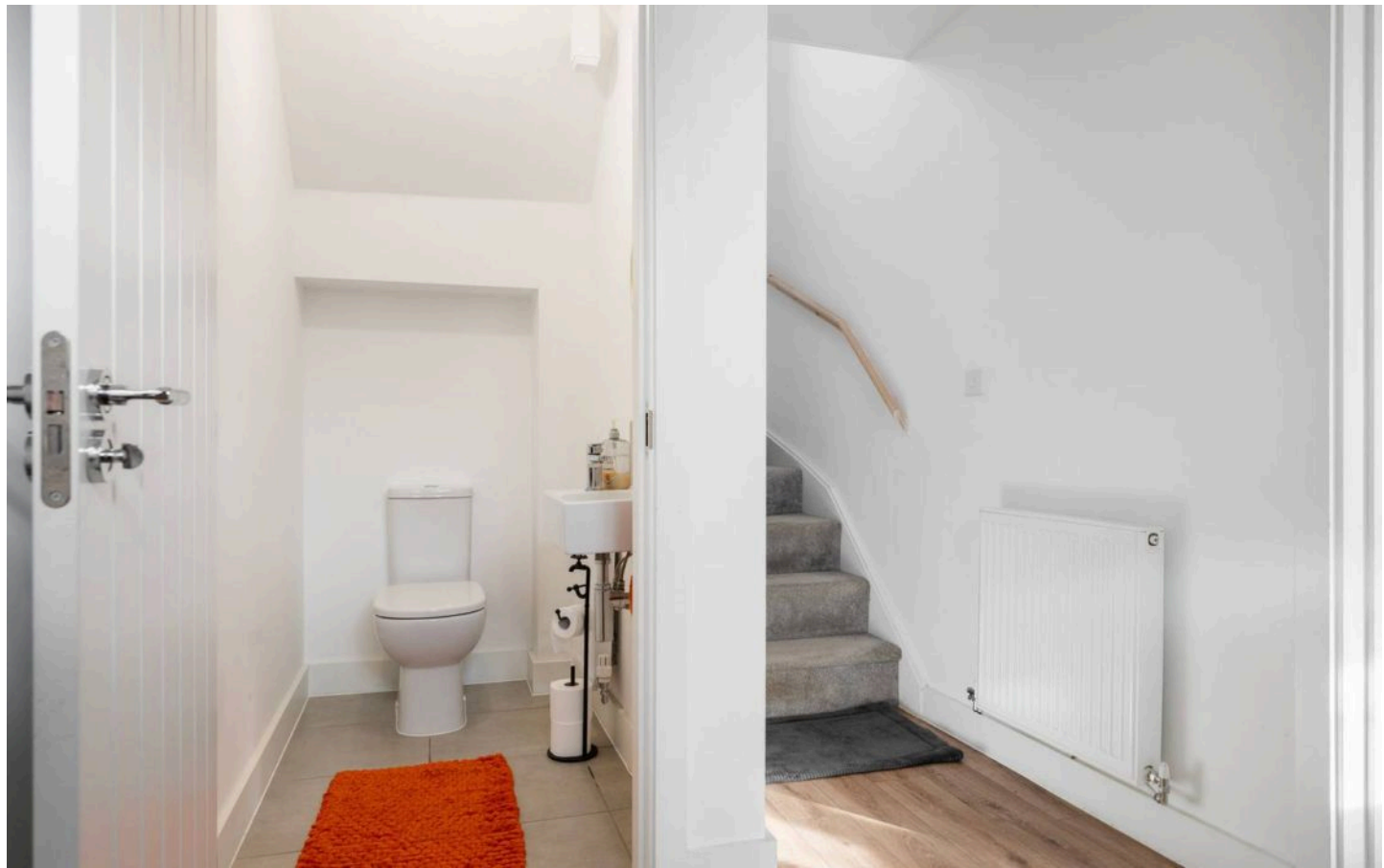
One of Rackheath's biggest advantages is how easy it is to get around. The NDR (Broadland Northway / A1270) runs right by the area and links very smoothly to the A47, which means commuting is genuinely straightforward whether you're heading into Norwich or further afield. Bus travel is also practical, routes such as Konectbus 5 and 5B run regularly into the city, so you don't have to rely solely on the car.

Cycling is becoming more realistic too, with routes connecting out toward Norwich and the surrounding villages.

Rackheath is also nicely placed between a number of other well-served areas. Just down the road, Sprowston offers bigger supermarkets, retail parks, takeaways and schools. Thorpe St Andrew is not far either, it has riverside walks, good places to eat and well-regarded education options including Thorpe St Andrew School.

Another big draw is how close Rackheath is to the countryside and the Broads. Salhouse Broad is just around the corner and offers beautiful walking routes, paddleboarding, boating and wildlife. For anyone who enjoys being outside, whether that's cycling, dog walking, or just getting some fresh air, it's a great location.

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3 Spencer Road

Rackheath, Norwich

Spencer Road, Rackheath

A well-presented 45% shared ownership three-bedroom home set within the increasingly popular and up-and-coming village of Rackheath, offering generous living space, a good-sized garden plot and practical parking including a tandem driveway and garage. The location continues to grow in demand thanks to its developing community feel, access to local amenities and convenient links to Norwich and surrounding areas.

The property opens into a welcoming entrance hall with useful storage cupboard and a ground floor WC, ideal for everyday living. To the rear of the home is a large sitting room, finished with a calming green theme and enjoying plenty of natural light. Patio doors lead directly out to the garden, creating an easy flow between indoor and outdoor space and making this room ideal for both relaxing and entertaining.

The kitchen dining room is a real feature of the home, designed as a sociable and functional space. The kitchen is fitted with gloss white units, complemented by contrasting blue tiles and a distinctive cool pink colour theme that adds character without overpowering the room. There is ample space for a dining table, and a rear door provides additional access to the garden, making this a practical layout for family life or summer gatherings.



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Rackheath, Norwich

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from a wardrobe and an ensuite shower room, providing a comfortable and private retreat. Two further bedrooms offer flexibility for family, guests or home working, and are served by a main bathroom fitted to meet everyday needs.

Outside, the home sits on a great-sized garden plot with minimal overlooking from neighbouring properties, giving a welcome sense of privacy. The garden offers plenty of potential for outdoor seating, play space or further landscaping. Combined with the garage and tandem driveway, this home delivers both space and practicality, making it an excellent opportunity for buyers seeking shared ownership in a growing and well-regarded location.

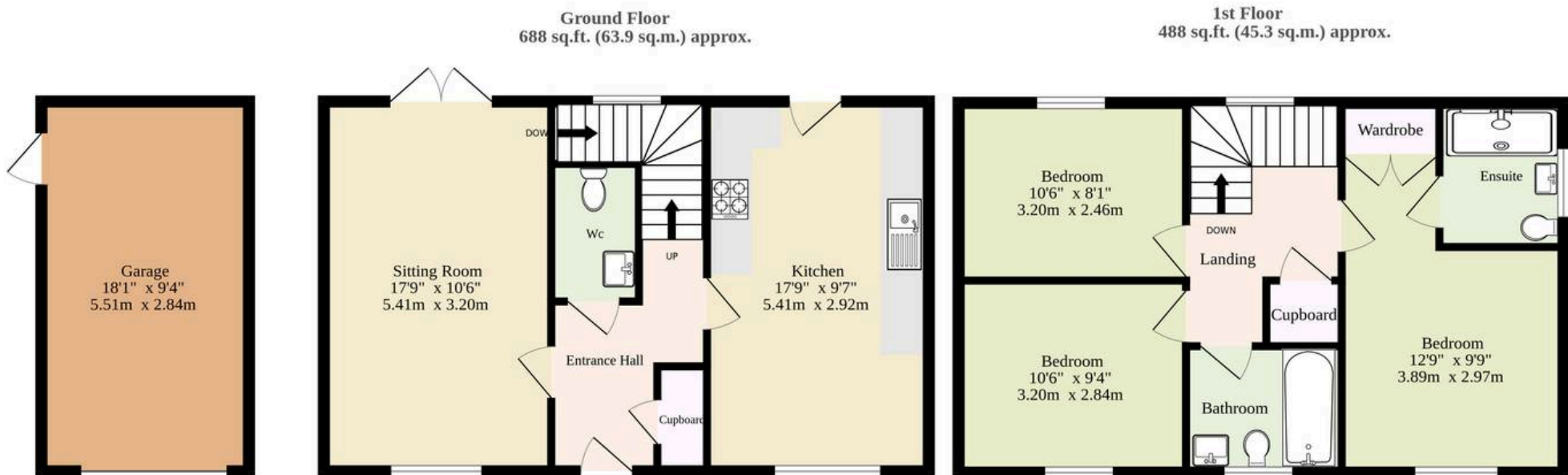
Agents Note

This property will be sold leasehold.

988 years remain on the lease.

Connected to mains water, electricity, gas and drainage.





Including Garage

TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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?

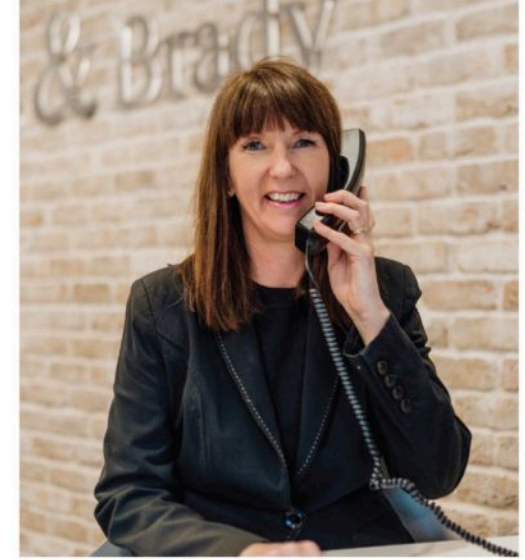
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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