



14 Hanover Avenue, Rackheath

Norwich



Minors & Brady

This is a home that's clearly been designed with family life in mind, offering space where it matters and flexibility to adapt as needs change. From the moment you arrive, the generous parking and double garage set the tone for a property that works just as well on busy weekdays as it does when friends and family come to visit. Inside, the balance between practical living and comfortable relaxation really stands out. Multiple reception rooms allow everyone to have their own space, whether that's a playroom for children or a cosy sitting room to unwind in the evenings. The kitchen dining room naturally becomes the hub of the home, light-filled, sociable and ideal for everyday meals and entertaining alike. Upstairs, the five well-sized bedrooms provide room to grow, ensuring the house can evolve with its occupants over time. The generous bathrooms, including the en-suite to the main bedroom, add to the sense of ease and functionality. Outside, the large enclosed garden offers a safe and welcoming environment for children to play, pets to roam, and summer gatherings to be enjoyed. Altogether, this is a welcoming, adaptable home that supports modern family living without overstatement.

- Impressive five bedroom detached home extending to over 2,000 sq ft
- Set within the sought-after village of Rackheath, ideal for family living
- Offered to the market with no onward chain
- Double garage and extensive driveway parking for multiple vehicles
- Two spacious reception rooms providing flexibility for work, play and relaxation
- Striking open kitchen dining room designed for modern family life and entertaining
- Separate utility room and carefully considered ground floor WC
- Principal bedroom with a generous four-piece en-suite
- Four-piece family bathroom serving all remaining bedrooms
- Large, enclosed garden with lawn and patio, perfect for children and outdoor gatherings





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## The Location

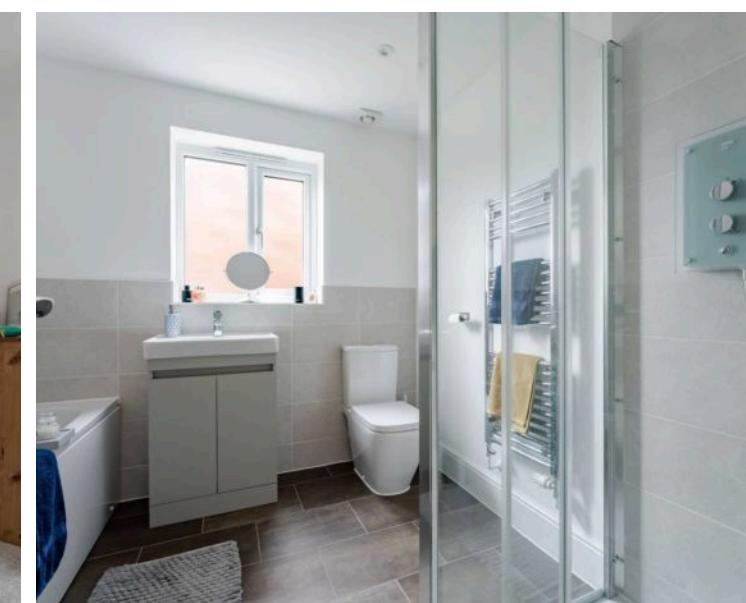
Rackheath is a village that still feels like a village, but with an increasing amount of life and convenience on the doorstep. Just five miles northeast of Norwich, it's well-placed for anyone who wants a quieter home setting without feeling cut off. Everyday essentials are right in the village, including 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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Rackheath, Norwich

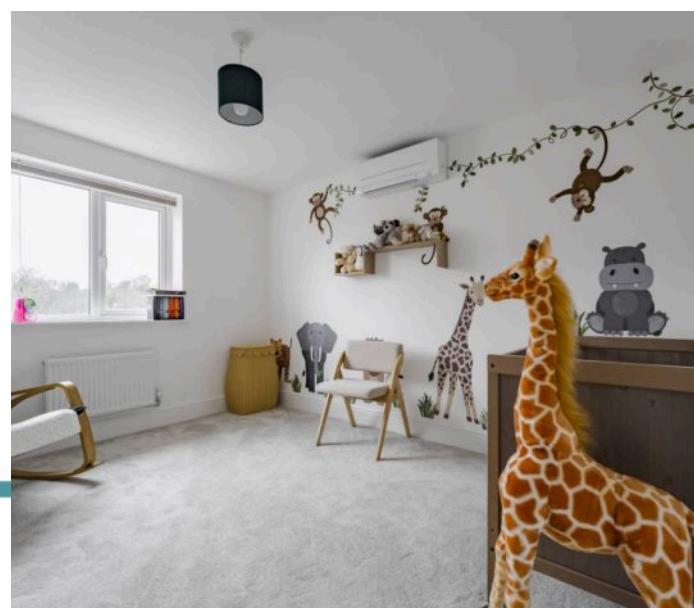
## Hanover Avenue, Rackheath

Set within the popular village of Rackheath, this five bedroom detached home is offered with no onward chain and provides generous, well-balanced accommodation ideal for a growing or large family. The property benefits from a double garage and plentiful off-road parking, giving a practical first impression before you even step inside.

The entrance hall is welcoming and functional, complete with useful understair storage. From here, the layout flows well into the main reception spaces. To the front of the house is a versatile playroom/reception room with a front-facing window, offering flexibility for a play space, home office or snug. This room is hard-floored, while the separate sitting room, also front-facing and generous in size, is carpeted for added comfort and cosiness, making it a natural place to relax.

Attention has clearly been paid to the smaller details, with a stylishly decorated ground floor WC that avoids the often-neglected feel of a cloakroom. A separate utility room adds everyday practicality and keeps the main living spaces clutter-free.

The heart of the home is the large kitchen dining room, designed for both day-to-day family life and entertaining. Flooded with natural light, the space enjoys two sets of patio doors opening out to the garden. The dining area features acoustic panels, vibrant colour palettes and wallpaper, creating a characterful yet comfortable setting. The modern, neutral kitchen is complemented by wood-style worktops, tying the room together in a warm and cohesive way.



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Upstairs, the main landing leads to five well-proportioned bedrooms, all offering good usable space. The principal bedroom benefits from dual windows and a four-piece en-suite bathroom, while the main family bathroom is also fitted with a four-piece suite, serving the remaining bedrooms with ease.

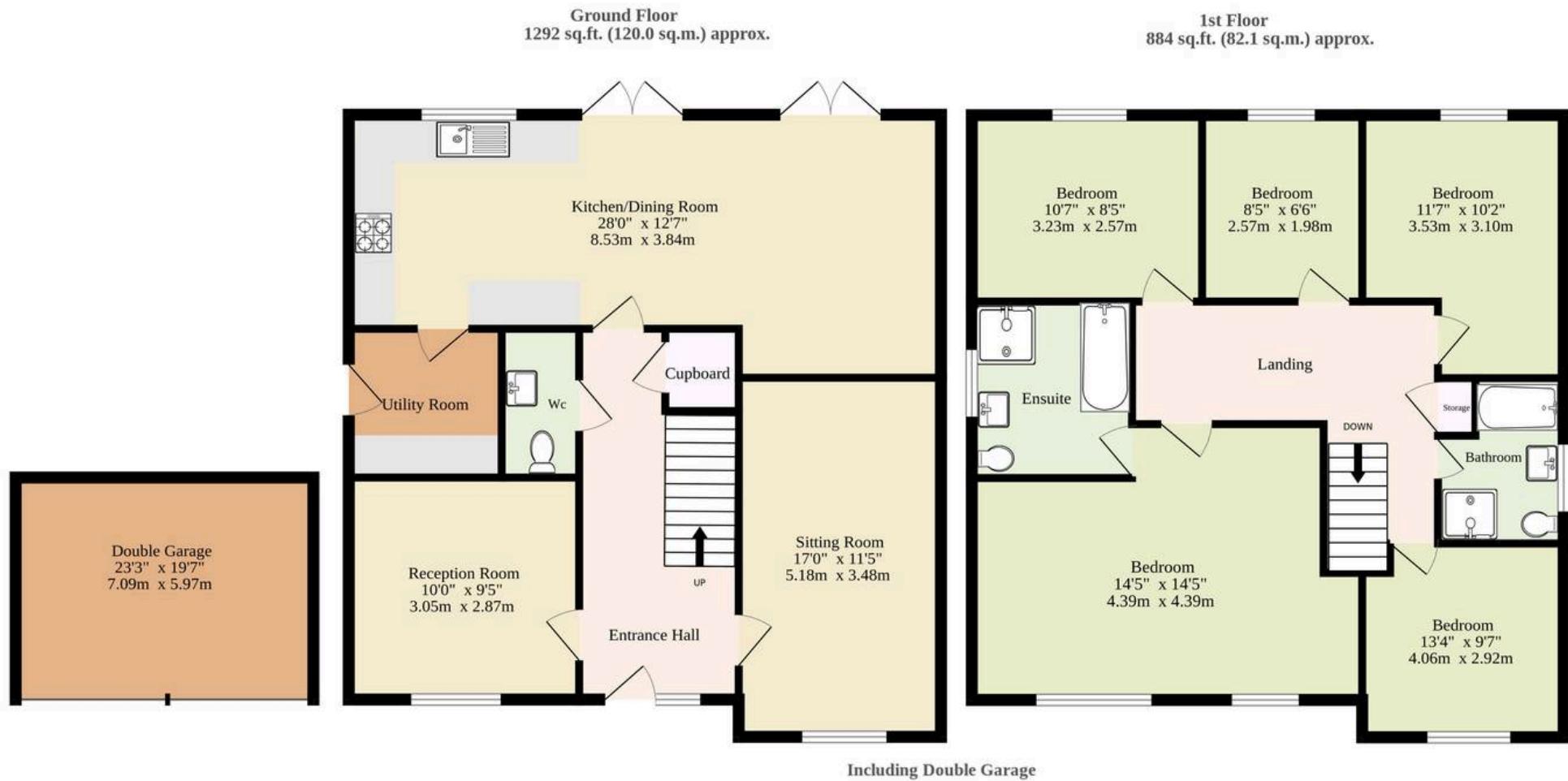
Outside, the property sits on a large garden plot, mostly fenced and walled for enclosure. The garden is laid mainly to lawn with a patio area, making it well suited for children to play safely and for hosting garden gatherings during the warmer months. Overall, this is a well-thought-out home offering space, flexibility and comfort in a sought-after location.

## Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.





**TOTAL FLOOR AREA : 2176 sq.ft. (202.2 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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