



13 Hawthorn Drive, Rackheath

Norwich



Minors & Brady

13 Hawthorn Drive

Rackheath, Norwich

Set on the outskirts of Norwich, within a modern and thoughtfully designed development in Sprowston, this is a home that perfectly balances city convenience with a quieter residential setting. Built by Tilia Homes just two years ago, it still carries that fresh, contemporary feel while already benefiting from tasteful personal touches. The attractive varied red brick exterior gives it a distinctive presence, setting it apart within the street scene. Inside, the layout has been carefully considered to suit modern family life, with bright, flowing spaces that feel both practical and welcoming. Natural light streams through the property, enhancing the sense of space and creating a warm, uplifting atmosphere throughout. With three WCs and well-proportioned bedrooms, it comfortably caters to the demands of busy households. Altogether, this is a stylish, move-in-ready home in a growing community, ideal for those seeking modern living within easy reach of the city.

- Attractive varied red brick exterior giving the property strong kerb appeal and a distinctive presence within this modern development
- Three-bedroom detached family home built by Tilia Homes just two years ago, offering contemporary design and energy-efficient construction
- Bright and airy accommodation throughout, with an abundance of natural light creating a warm and welcoming atmosphere in every room
- Spacious kitchen/dining room fitted with sleek units and integrated appliances, providing an ideal setting for both everyday family life and entertaining guests
- French doors to the rear garden, seamlessly connecting indoor and outdoor living



M&B



M&B

13 Hawthorn Drive

Rackheath, Norwich

The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await, from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach. Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



M&B

13 Hawthorn Drive

Rackheath, Norwich

Hawthorn Drive, Rackheath

Situated in the ever-popular area of Sprowston, just a short distance from the vibrant city of Norwich, this beautifully presented three-bedroom detached home offers stylish, modern living with eye-catching kerb appeal. Built just two years ago by Tilia Homes, the property immediately impresses with its attractive varied red brick exterior, giving it character and distinction within the development.

Inside, the home is filled with a wonderful sense of space and natural light, creating a bright and uplifting atmosphere throughout. The welcoming entrance hall features smart wood-effect flooring and useful under-stair storage, leading through to a comfortable front-facing lounge, a cosy yet airy space to relax.

To the rear, the spacious kitchen/dining room forms the true heart of the home. Thoughtfully designed with sleek fitted units and integrated appliances including an oven, gas hob, fridge freezer and dishwasher, it offers ample room for dining and entertaining. French doors open directly onto the rear garden, allowing light to pour in and seamlessly blending indoor and outdoor living.

A convenient cloakroom completes the ground floor layout.



M&B

13 Hawthorn Drive

Rackheath, Norwich

Upstairs, the property continues to shine with three well-proportioned bedrooms. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

In total, the home offers three WCs, making it perfectly suited to busy households and visiting guests alike.

Externally, the landscaped rear garden is a standout feature, beautifully arranged with a patio seating area, lawn and raised beds, all enclosed to provide a high degree of privacy. It's an ideal setting for summer gatherings or peaceful evenings outdoors. To the front, driveway parking and side access to the garden add further practicality.

Combining attractive design, generous natural light and a layout that works effortlessly for modern family life, this impressive detached home offers comfort, convenience and style in equal measure.

Agents Note

This property will be sold freehold.

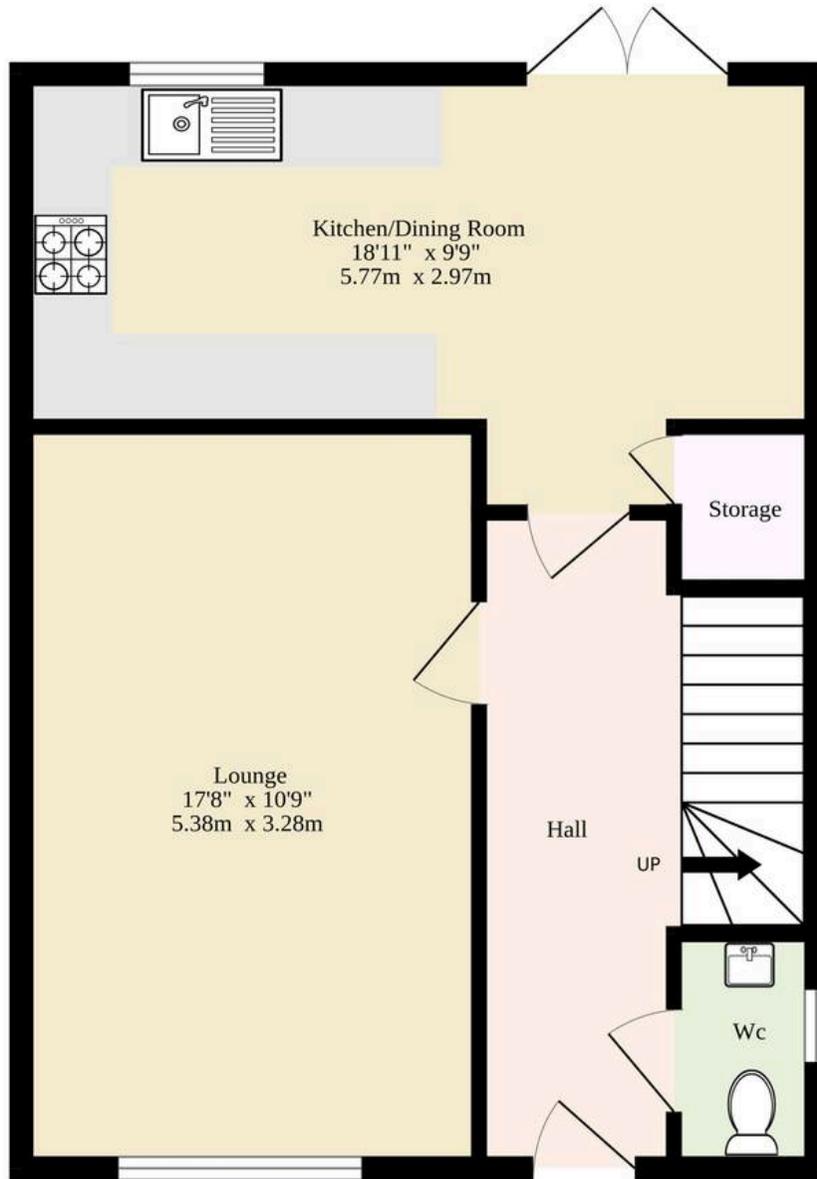
Connected to mains water, electricity, gas and drainage.

There is an annual estate charge of £211.94.

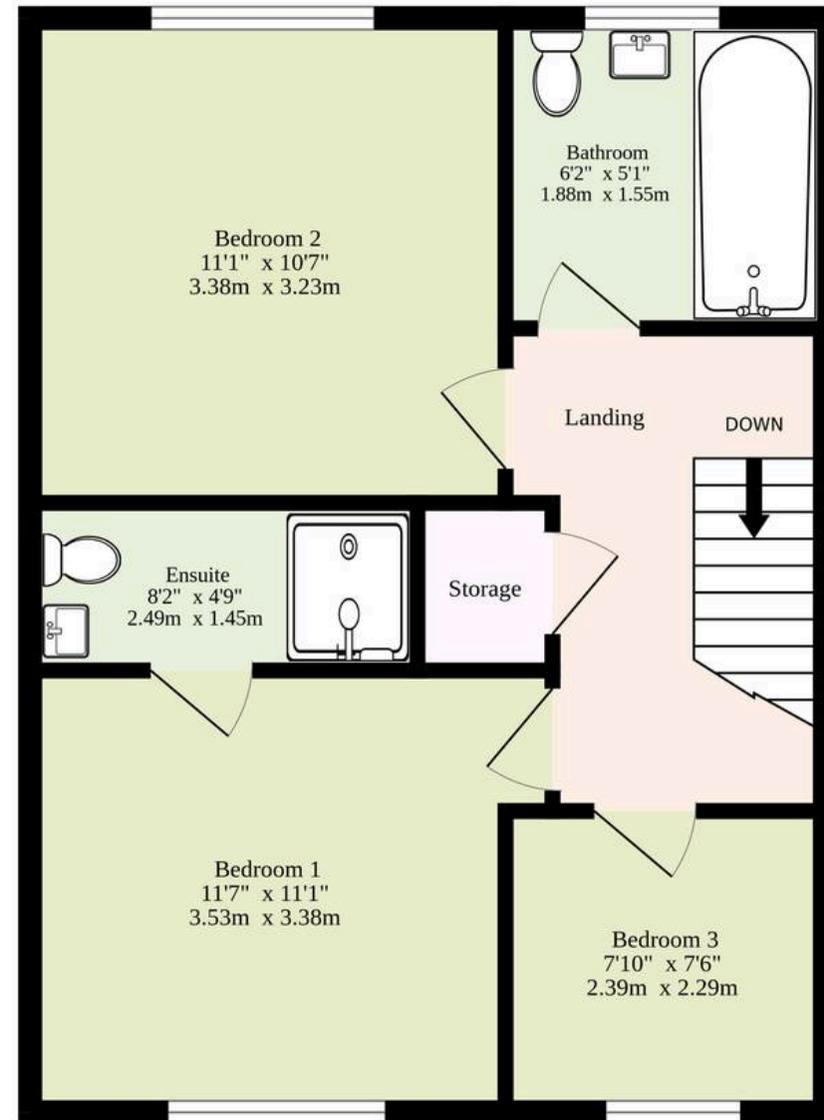


M&B

Ground Floor
442 sq.ft. (41.1 sq.m.) approx.



1st Floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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.

Made with Metropix ©2026

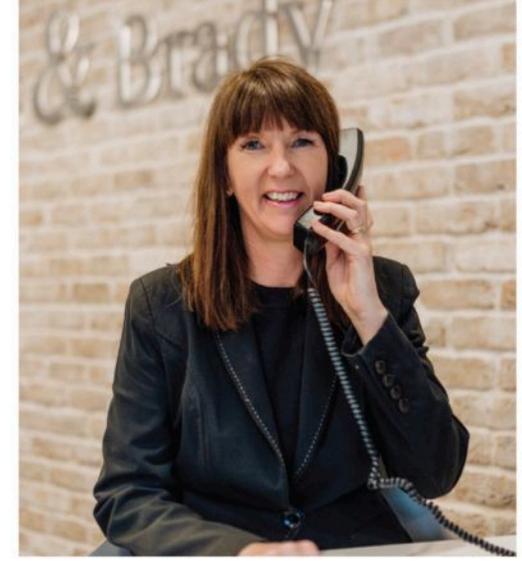
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk