



7 York Street, Rackheath

Norwich



Minors & Brady

# 7 York Street

Rackheath, Norwich

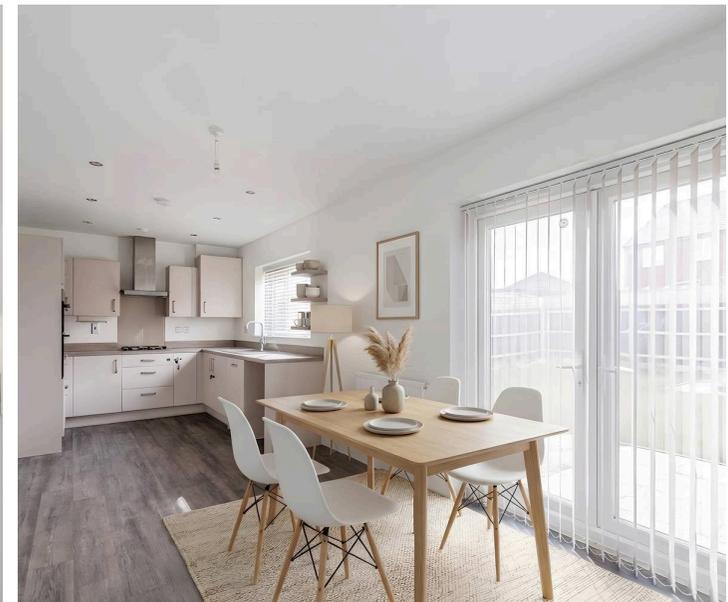
This 2023-built Charles Church home is nestled in a quiet cul-de-sac in the desirable village of Rackheath (NR13). Designed for modern family life, it combines sleek contemporary style with thoughtful upgrades throughout. The bright kitchen diner flows effortlessly into the dining and living areas, perfect for entertaining or everyday living. A separate lounge provides a cosy retreat, while a stylish downstairs WC adds convenience. Upstairs, three spacious double bedrooms include a master suite with a luxurious en-suite featuring a walk-in shower. Outside, a generous rear garden and patio create the perfect space for relaxing, dining, or play, complemented by ample off-road parking at the front. Ready to move in and enjoy, this home offers low-maintenance, high-quality living in a peaceful Norfolk village setting.

- 2023-built Charles Church detached home in a peaceful Rackheath cul-de-sac (NR13)
- Spacious kitchen diner with modern units and high-quality appliances
- Open-plan living and dining areas for light, airy family living
- Separate lounge offering a cosy, private setting
- Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Please be aware that this property is sold via a third-party company. Prospective buyers should ensure they are fully satisfied with the terms of the sale and verify all details, prior to proceeding. Ample off-road parking for multiple vehicles, ideal for families and guests



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## The Location

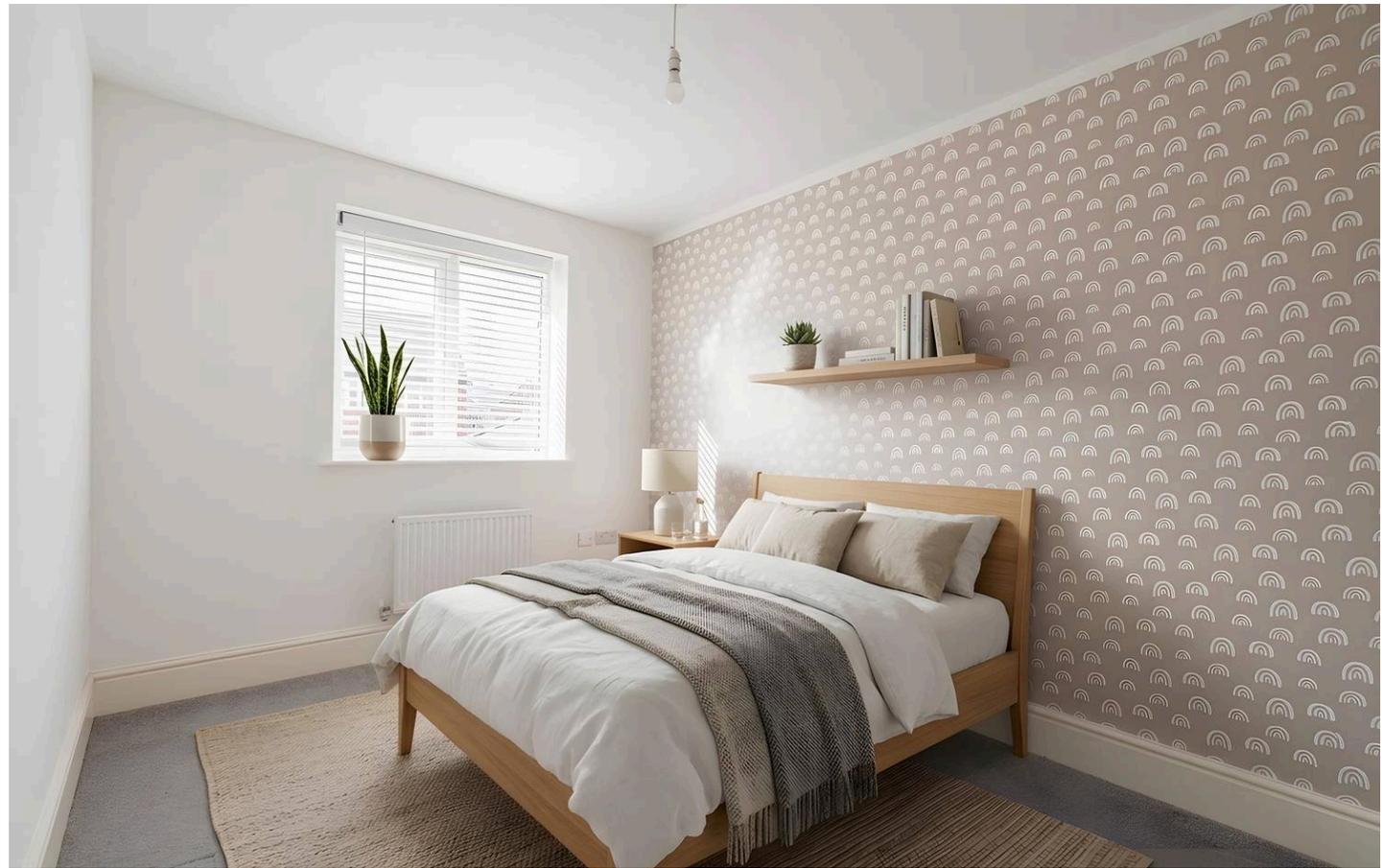
Rackheath is a village that still feels like a village, but with an increasing amount of life and convenience on the doorstep. Just five miles northeast of Norwich, it's well-placed for anyone who wants a quieter home setting without feeling cut off.

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.



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Rackheath, Norwich

## York Street, Rackheath

This stunning detached home, built in 2023 by the renowned Charles Church, is set within a peaceful cul-de-sac in the sought-after village of Rackheath (NR13). Combining contemporary design with thoughtful upgrades, this property offers spacious, family-friendly accommodation across two floors and is presented in immaculate, move-in-ready condition.

The ground floor boasts a bright and welcoming kitchen diner, fitted with modern units and high-quality appliances, providing an ideal space for both cooking and entertaining. The open layout seamlessly connects the dining and living areas, creating a light and airy atmosphere. A separate lounge offers a comfortable retreat for relaxation, while a stylish downstairs WC completes the practical and functional layout.

Upstairs, the property features three generous double bedrooms. The master suite benefits from a sleek en-suite bathroom with a walk-in double shower, offering a luxurious private space. The remaining bedrooms are served by a contemporary family bathroom, thoughtfully designed to cater to the needs of a modern household.

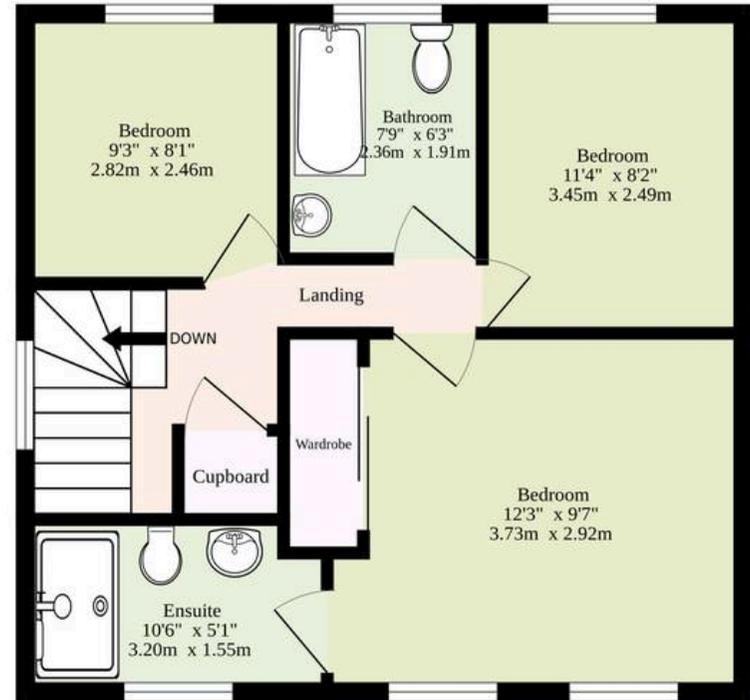
Outside, the home enjoys a sizable rear garden, predominantly laid to lawn with a patio area, perfect for outdoor dining, play, or further landscaping. At the front, off-road parking for multiple vehicles ensures convenience for families and guests alike.



**Ground Floor**  
674 sq.ft. (62.6 sq.m.) approx.



**1st Floor**  
443 sq.ft. (41.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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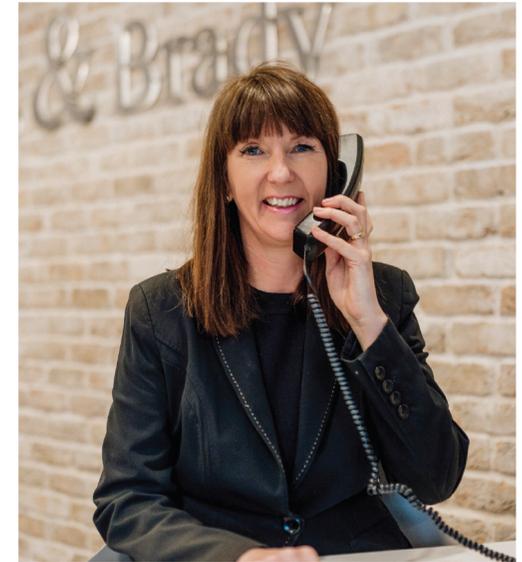
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Meet *Karol*  
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Meet *Claire*  
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