



34 Salman Road, Rackheath

Norwich



Minors & Brady

# 34 Salman Road

Rackheath, Norwich

This modern detached home is positioned within a private cul-de-sac setting, enjoying a pleasant outlook and a strong sense of privacy. Built recently, the property is presented in excellent condition throughout and reflects a thoughtful approach to contemporary family living. Internally, the layout offers a balanced blend of open, sociable spaces and more private rooms, well suited to both entertaining and day-to-day life. The kitchen and dining area forms a natural hub of the home, complemented by practical additions including a separate utility room and a dedicated study. Living accommodation is light-filled and well proportioned, with direct access to the garden enhancing the connection between indoor and outdoor space. Upstairs, the bedrooms are comfortably arranged, with the principal suite benefiting from its own en suite while a family bathroom serves the remaining rooms. Externally, the landscaped garden and detached garage complete a home that is both stylish and highly functional.

- Private cul-de-sac position with attractive tree-lined outlook
- Recently built detached home presented in as-new condition
- Thoughtfully designed layout ideal for modern family living
- Stylish kitchen and dining space complemented by a separate utility room
- Light-filled sitting room with garden access and contemporary media wall
- Dedicated ground-floor study, ideal for home working or flexible use
- Agents Note

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

Service charge: £80 paid annually.



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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.



## 34 Salman Road

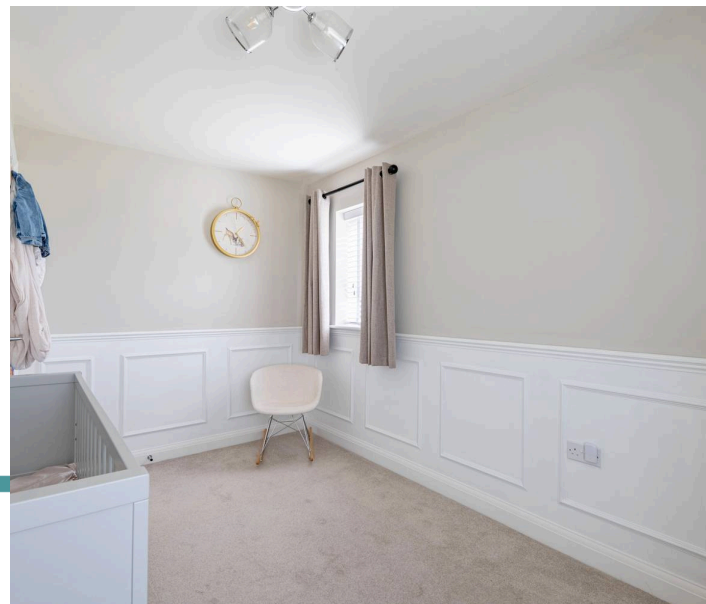
### Salman Road, Rackheath

Tucked away within a private cul-de-sac, this modern detached home enjoys an enviable position with a leafy outlook and a sense of separation from passing traffic. Set back from the road, the property immediately conveys privacy and calm, enhanced by the green frontage beyond and the discreet nature of the surrounding homes. Built recently, it remains impeccably presented, offering a turnkey opportunity for buyers seeking contemporary design without compromise.

The approach provides off-road parking alongside the house, with access to a detached garage and gated entry into the rear garden. The private road also allows for additional visitor parking, while the overall setting benefits from a pleasing balance of open space and enclosure, creating a welcoming environment before even stepping inside.

Upon entry, the hallway sets the standard with a clean, modern finish and practical layout, allowing space to comfortably greet guests. From here, the ground floor unfolds into a well-considered arrangement of rooms designed to suit both daily life and entertaining. A study positioned toward the front offers a quiet workspace or snug, enjoying views out across the green space.

The kitchen and dining area sits prominently within the home and has been designed as a sociable and functional hub. Natural light fills the space from the front, highlighting the extensive fitted units and integrated appliances that create a streamlined and contemporary feel.



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There is ample room for dining furniture, making it an ideal space for both casual meals and hosting. A separate utility room continues the practical theme of the home, providing additional storage and direct garden access while keeping everyday clutter neatly out of sight.

To the rear, the sitting room is a warm and inviting space, benefiting from light entering from multiple angles and doors opening directly into the garden. The feature media wall creates a focal point while allowing the room to remain flexible and comfortable, whether used for family evenings or relaxed entertaining. A ground floor cloakroom completes the lower level, adding everyday convenience.

Upstairs, the accommodation continues to impress with four thoughtfully arranged bedrooms. The principal bedroom enjoys a peaceful rear position with dual outlooks and the added luxury of a private en suite shower room finished in a modern, understated style.

The remaining bedrooms offer excellent versatility, comfortably accommodating family members or guests, with built-in storage thoughtfully incorporated where possible.

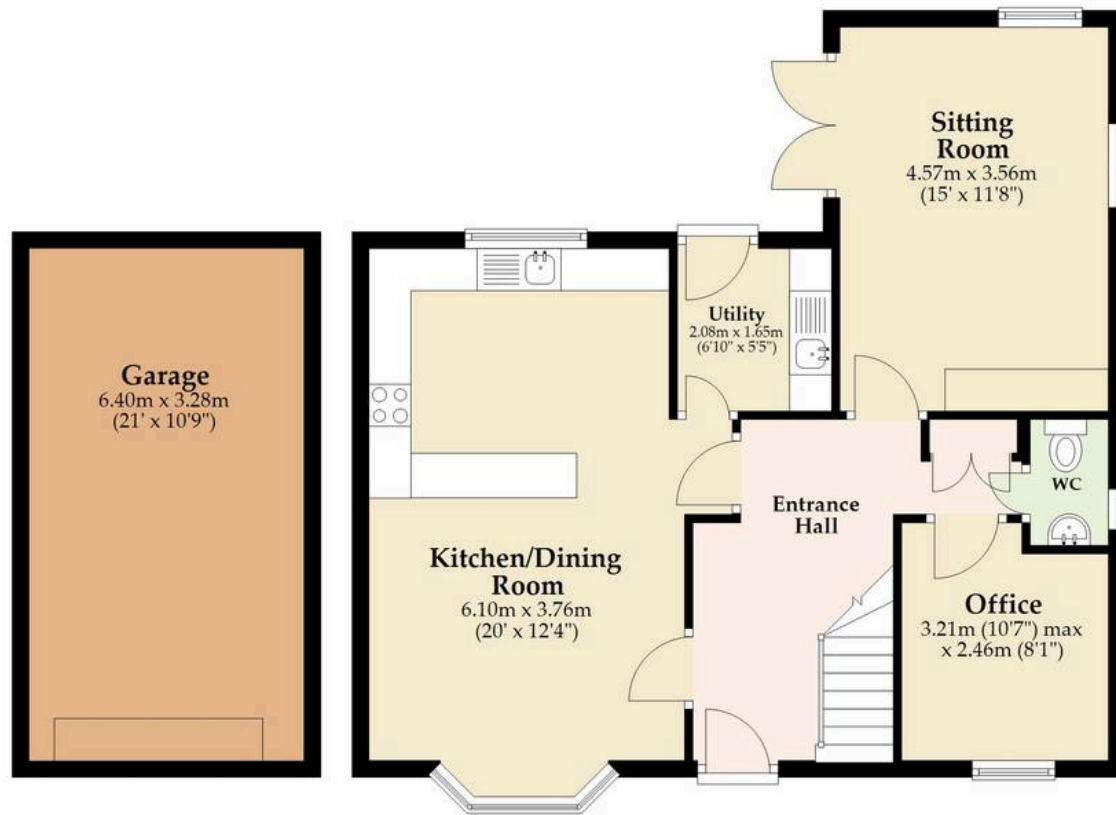
A contemporary family bathroom serves this level, finished to a high standard and designed to meet the needs of a busy household.

Outside, the rear garden has been carefully landscaped to create a space that is both attractive and easy to maintain. A porcelain-finished patio forms an ideal area for outdoor seating and dining, stepping down to a lawn framed by sleeper borders ready for planting. Fencing encloses the garden, providing security and privacy, while gated access connects back to the driveway. The detached garage offers power, lighting and useful storage, completing the external accommodation.



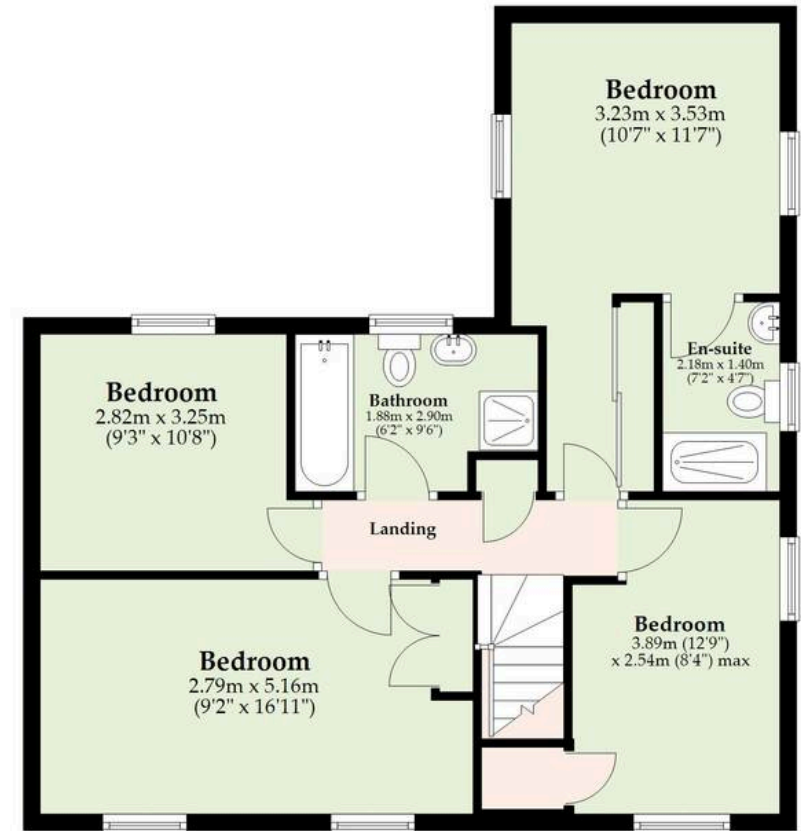
### Ground Floor

Approx. 89.9 sq. metres (967.7 sq. feet)



### First Floor

Approx. 70.0 sq. metres (753.5 sq. feet)



Total area: approx. 159.9 sq. metres (1721.2 sq. feet)

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.

Plan produced using PlanUp.

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