



14 Hawthorn Drive, Rackheath

Norwich



Minors & Brady

# 14 Hawthorn Drive

Rackheath, Norwich

Life here begins the moment you step through the door. There's an immediate sense of ease, the kind that comes from a home designed to support real, everyday living without compromising on style. Tucked into a quiet corner of Rackheath's sought-after development, this modern detached property offers a calm, contemporary setting with spaces that feel naturally connected and wonderfully practical. From the bright entrance hall to the sociable kitchen opening onto the garden, every room has been thoughtfully arranged to suit the rhythm of family life, working from home, or simply enjoying time to yourself. With quality finishes, a landscaped garden and a layout that adapts as your lifestyle evolves, it's a home that feels ready to welcome its next chapter.

Agents Notes

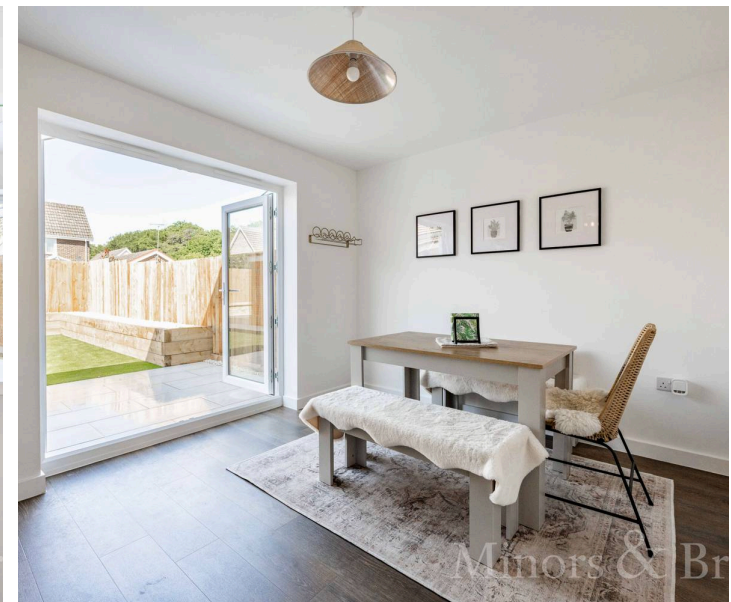
Freehold

Service charge/maintenance fee: £288, annual review.

Service charge due to hand over next June.

Connected to mains water, electricity, gas and drainage.

Gas central heating, combi boiler (installed in 2022).

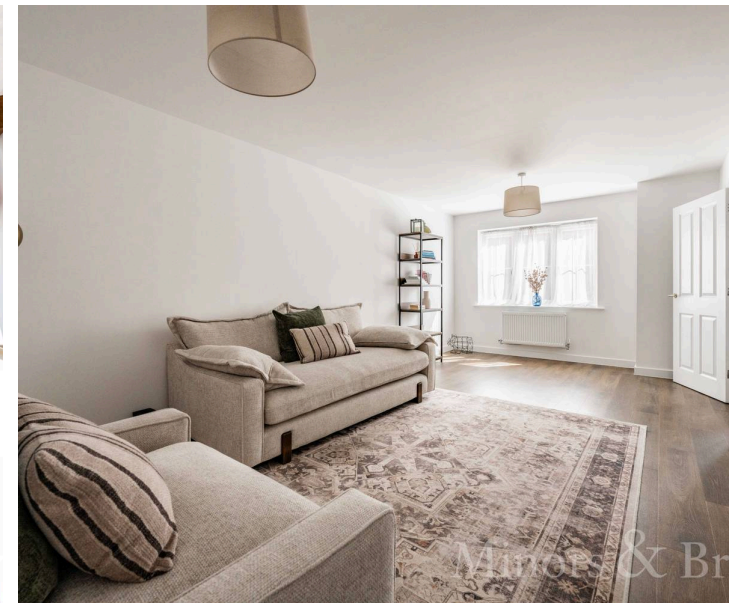


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- Built in 2022 within the sought-after area of Rackheath, this detached residence is proudly positioned within a quiet corner of the development
- Presented to a high-standard with a contemporary, homely feel that can easily adapt to your families lifestyle preferences and interior style
- Spacious, 20ft living room with quality Karndean flooring that flows throughout the home, inviting relaxation and entertaining
- Open-plan kitchen/dining room with French doors that open out to the garden, creating an effortless flow for everyday living and hosting
- Kitchen is equipped with modern cabinetry, integrated double oven, a gas hob, an integrated dishwasher, a fridge/freezer and a utility room
- Four bedrooms offering the utmost comfort and privacy, one of which is complemented by a private en-suite shower room
- One bedroom benefits from built-in wardrobes to be utilised as a dressing room, or alternatively a home office for remote working
- A private, landscaped garden featuring a patio for outdoor seating for al-fresco dining or summer BBQs, along with a low-maintenance artificial lawn
- A driveway providing off-road parking, leading to a detached garage for storage use
- Easy access to nearby amenities, as well as a short drive into Norwich city centre offering shopping centres, restaurants, education options and transport links



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## Rackheath

Hawthorn Drive sits within a quiet residential part of Rackheath, giving you a calm village setting while still being close to Norwich. The city centre is typically around a 15–20 minute drive, making it easy to reach workplaces, shops, and cultural spots without feeling cut off. Day-to-day needs are covered locally: Rackheath Stores is nearby for essentials, and larger supermarkets such as Tesco Extra at Blue Boar Lane, Sainsbury's at Pound Lane, and ALDI on Sprowston Road are all a short drive away. Rackheath Primary School is the closest school, with Salhouse Road leading directly to Open Academy for secondary education. Transport links are straightforward, with quick access to the NDR (A1270) and regular bus routes heading toward Norwich, plus Salhouse Station a short distance away for rail connections. The area suits a lifestyle that mixes convenience with outdoor space, close to the Broads for walking and cycling, while still within easy reach of Norwich's restaurants, venues, and independent shops.



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Built in 2022 and positioned within a quiet corner of the sought-after Rackheath development, this detached home offers a contemporary setting designed for modern living. Its location feels calm and settled, with a sense of privacy that enhances the overall appeal for anyone seeking a home that supports both busy routines and relaxed downtime.

The entrance hall creates an immediate feeling of welcome, bright and airy with a natural flow that continues throughout the property. A neatly placed WC adds everyday convenience, while the quality Karndean flooring guides you through to the main living spaces.

The sitting room spans the length of the house, offering generous proportions that lend themselves to a variety of layouts. Whether arranged for cosy evenings in or more sociable occasions, it is a room that adapts effortlessly to changing needs.

At the rear, the open-plan kitchen and dining room forms the heart of the home. Modern cabinetry, integrated appliances, including a double oven, gas hob, dishwasher and fridge/freezer, and brass fixtures create a clean, understated aesthetic. French doors open directly onto the garden, allowing light to pour in and encouraging an easy connection between indoor and outdoor living.

A separate utility room, complete with a Bosch tumble dryer, provides valuable additional space for household tasks.



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Upstairs, the bedrooms are arranged to offer flexibility. One room features built-in wardrobes, making it ideal as a dressing room or, for those working from home, a dedicated office with a peaceful outlook.

The family bathroom is finished to a high standard, with a sleek suite including a bathtub, basin and toilet. LED mirrors and fitted blinds throughout the property add to the sense of thoughtful, move-in-ready design.

The garden has been landscaped with both enjoyment and low-maintenance living in mind. A patio provides an inviting spot for outdoor dining or summer barbecues, while the artificial lawn ensures a neat appearance throughout the year. The driveway offers off-road parking and leads to a detached garage, well suited to storage or hobby use.

This is a home that brings together modern comfort, practical design and a welcoming atmosphere. Its considered layout, quality finishes and peaceful position within Rackheath make it an appealing choice for those looking for a property that feels current, comfortable and ready to settle into.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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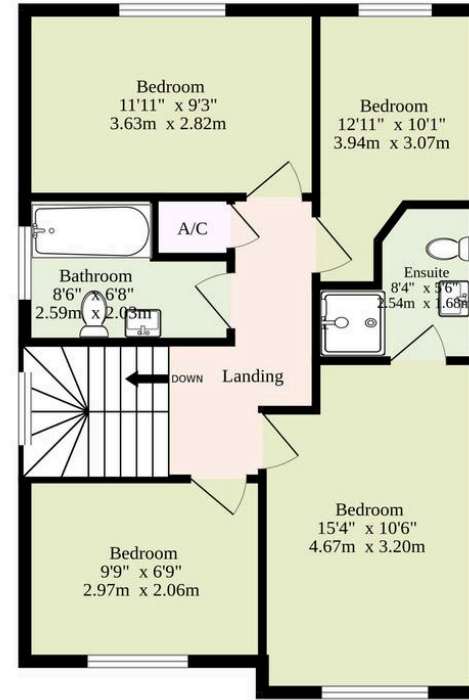
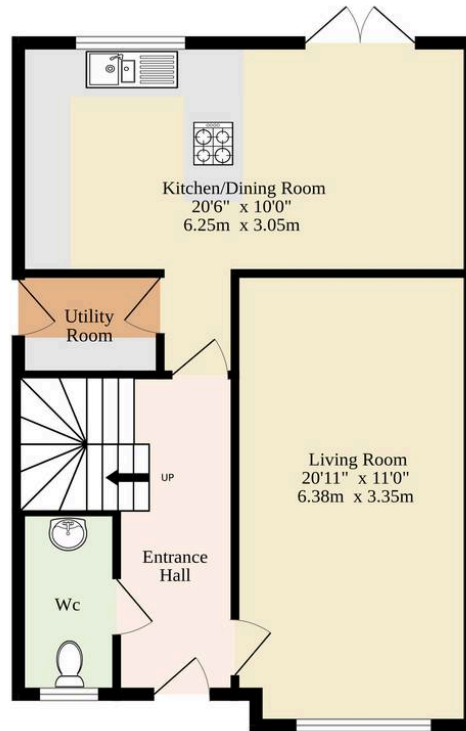
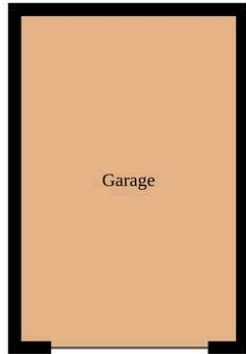


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Ground Floor  
483 sq.ft. (44.9 sq.m.) approx.

1st Floor  
562 sq.ft. (52.2 sq.m.) approx.



Sqft Excludes The Hall, Landing And Garage.

TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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*.



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Branch Partner



Meet *Karol*  
Property Lister



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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