



2 Red Admiral Way, Rackheath
Norwich

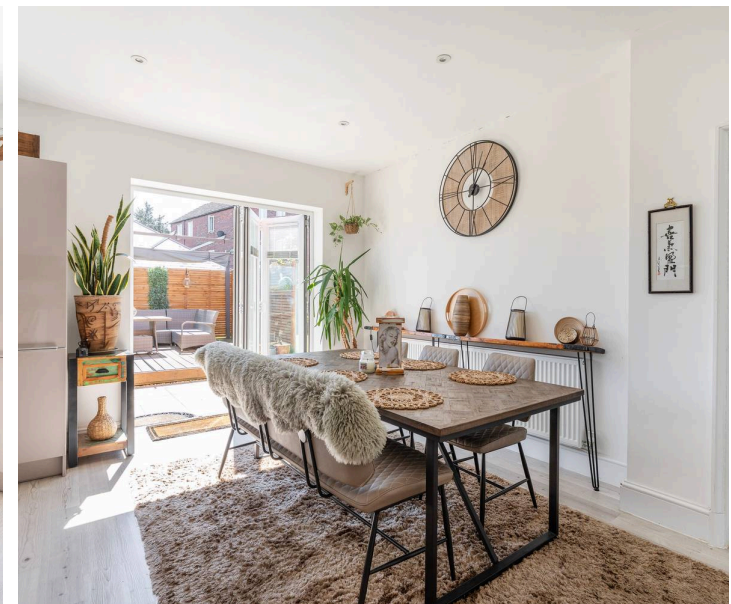


Minors & Brady

2 Red Admiral Way

A statement family home combining classic elegance with high-spec modern living. This impressive Georgian-inspired detached house offers five generous bedrooms, soaring ceilings and beautifully balanced proportions throughout. At its heart sits a stunning open-plan kitchen and dining space, finished with quartz worktops and a full suite of integrated appliances including an AEG double oven, induction hob, warming drawer, dishwasher and wine cooler. Two stylish reception rooms provide flexible living and entertaining space, while a smart utility room with matching quartz surfaces adds everyday practicality. Outside, a wrap-around south-facing garden creates an ideal setting for relaxing and socialising, complemented by a double garage with versatile potential for a workshop or games room. Accessed via a private shared drive serving just two homes, with ample parking and visitor spaces, this is a property that delivers space, specification and lifestyle in equal measure.

- Georgian-inspired detached family home with elegant proportions
- Five generously sized bedrooms arranged over a well-balanced layout
- Impressive high ceilings and tall sash-style windows throughout
- Stunning open-plan kitchen/dining space with quartz worktops
- Integrated appliances including AEG double oven, induction hob, warming drawer, dishwasher and wine cooler
- Stylish quartz-finished utility room with integrated washer/dryer
- Two beautifully finished reception rooms offering flexible living and entertaining space
- Wrap-around garden with lawn, patio and decking areas
- Double garage with versatile potential for workshop, games room or hobby space, accessed directly from the garden
- Private shared driveway serving only two properties, with two spaces in front of the garage and ample additional visitor parking





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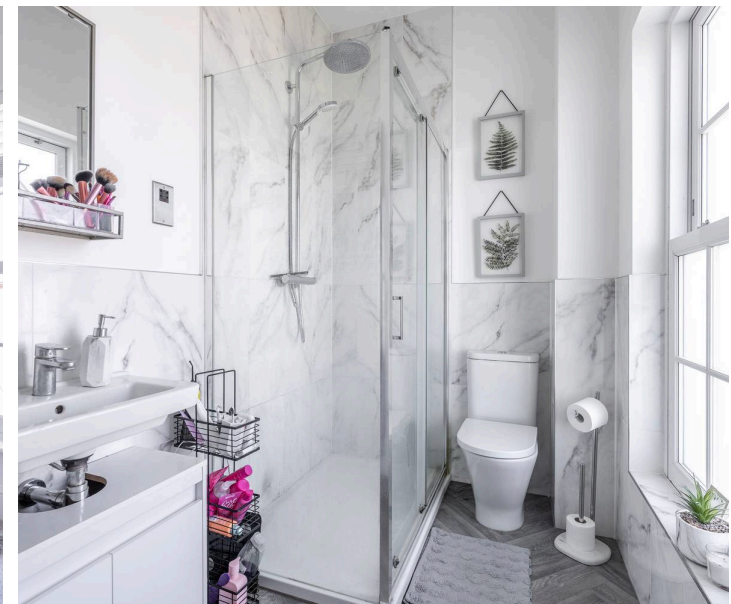
The Location

Situated on the outskirts of Norwich at Red Admiral Way, Rackheath, this location offers the ideal balance between calm residential living and excellent connectivity. The area is considered quiet and well laid-out, making it particularly appealing for families and professionals alike, while still placing everyday amenities and transport links firmly within reach.

Access to the Northern Distributor Road (NDR) is just minutes away, providing a straightforward route around the city and linking easily to the A47, making commuting towards Great Yarmouth, Lowestoft, Wymondham or Cambridge refreshingly simple. Norwich city centre is also only a short drive away, and regular bus services run nearby, offering convenient alternatives for travel into the city.

For day-to-day needs, there is a Tesco Superstore and Lidl close at hand, while Sprowston is just down the road and offers an excellent range of additional amenities. These include further supermarkets, local shops, healthcare services and a wide choice of well-regarded schooling options, including nurseries. The nearby White House Farm development adds even more appeal, home to a popular café, nursery provision and on-site hair and beauty services, creating a real community hub.

Recreation and leisure are well catered for, with green spaces and parks nearby for outdoor time, alongside Sprowston Manor Golf Club, which offers an 18-hole golf course, spa facilities and dining, perfect for both active lifestyles and relaxation. Thorpe St Andrew is also within easy reach, providing riverside walks, additional shops and restaurants, and further leisure opportunities.



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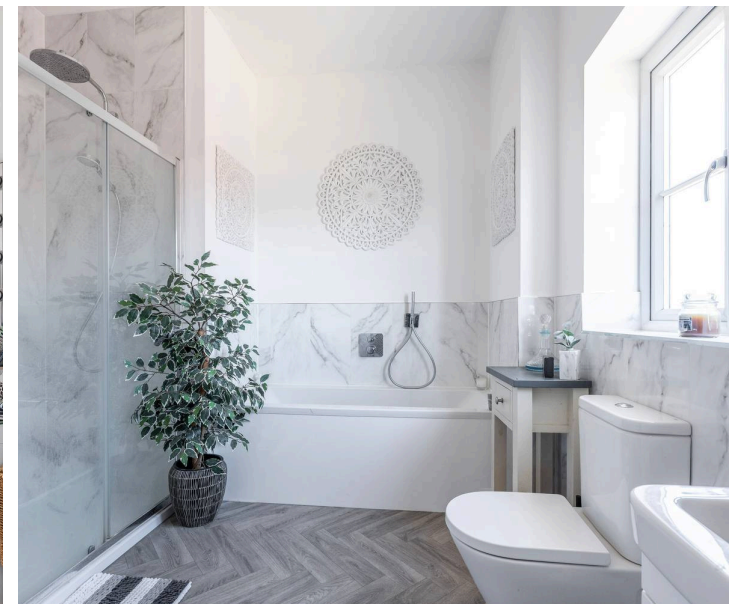
Red Admiral Way, Rackheath

This striking Georgian-inspired detached home immediately impresses with its elegant proportions, classic detailing and sense of scale, offering generous accommodation perfectly suited to modern family life. From the moment you step inside, the grandeur of high ceilings and tall sash-style windows creates an atmosphere of light and refinement, while thoughtful design ensures the home feels just as comfortable as it is impressive.

At the heart of the property sits a beautifully appointed open-plan kitchen and dining space, designed for both everyday living and entertaining on a grander scale. The kitchen is finished with luxurious quartz worktops and a full range of integrated appliances, including an AEG double oven, induction hob, warming drawer, dishwasher and wine cooler, all neatly incorporated for a sleek, contemporary finish.

Large bi-fold doors open directly onto the garden, allowing the indoor and outdoor spaces to connect effortlessly and making this an ideal hub for family gatherings and social occasions.

Complementing the kitchen is a well-equipped utility room, also finished with matching quartz worktops, housing a washer/dryer and offering further practicality for busy households. Two beautifully styled reception rooms provide flexible living options, whether you're seeking formal entertaining space, a relaxed family room, or a quiet place to unwind, all finished with high-quality flooring that enhances the home's refined appeal. A ground-floor WC completes the practicality of the layout.



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Upstairs, five well-proportioned bedrooms offer excellent flexibility, comfortably accommodating family members, guests or home-working needs. The principal bedroom enjoys its own en-suite and a calm, spacious feel, while the remaining bedrooms are equally well presented and supported by a smart family bathroom. Throughout the home, there is a consistency of finish that reflects care, quality and attention to detail. Externally, the property continues to impress. The wrap-around garden creates a wonderful sense of space and privacy, with areas of lawn, patio and decking perfect for relaxing, entertaining or family play. The home is set back from the road and approached via a private shared driveway serving just two properties, contributing to a peaceful, tucked-away feel.

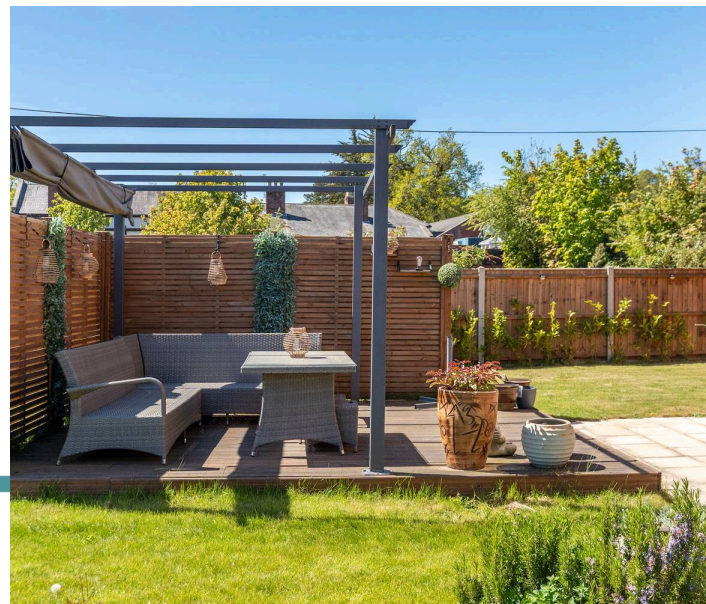
A double garage sits to the side of the home and offers far more than parking alone. With direct access from the garden, it lends itself to a variety of uses, from a workshop or games room to storage or hobby space, depending on lifestyle needs

In front of the garage there are two private parking spaces, with an additional four to six visitor spaces shared between the two properties, ensuring convenience for residents and guests alike.

Agents Note

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

Service charge: expected to be around £200 per annum, once the development is completed.

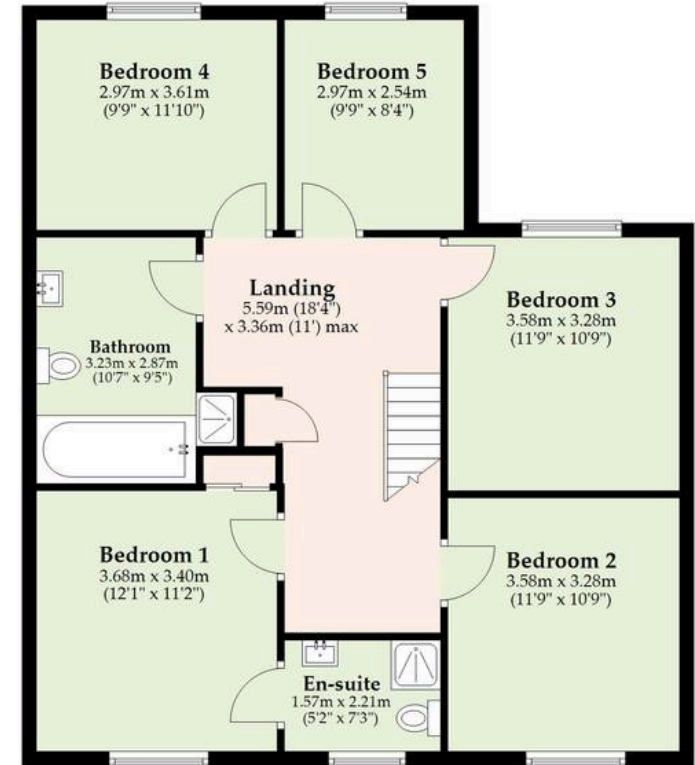


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Ground Floor
Approx. 127.4 sq. metres (1370.9 sq. feet)



First Floor
Approx. 82.5 sq. metres (888.3 sq. feet)
(excluding En-suite)



Total area: approx. 209.9 sq. metres (2259.3 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.

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



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Minors & Brady
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