



28 Chapman Road, Rackheath

Norwich



Minors & Brady

28 Chapman Road

Rackheath, Norwich

An immaculately presented modern home offering stylish open-plan living, a substantial private garden and a superb specification throughout. Built by Norfolk Homes and tucked within the popular village of Rackheath, this beautifully maintained property combines contemporary design, energy efficiency and practical family living. The accommodation centres around a spacious open-plan kitchen and dining room, complemented by a separate living room and the added comfort of underfloor heating across the ground floor. Upstairs, two generous double bedrooms both benefit from fitted wardrobes, whilst the principal bedroom enjoys the luxury of an en-suite shower room. Outside, the property boasts a larger-than-average enclosed garden and two allocated parking spaces, making it an ideal purchase for first-time buyers, professionals or investors alike.

- Immaculately presented Norfolk Homes end-of-terrace property
- Spacious open-plan kitchen and dining room with garden access
- Underfloor heating throughout the entire ground floor
- Separate reception living room
- Two generous double bedrooms with fitted wardrobes
- Principal bedroom with en-suite shower room
- Two bathrooms and three toilets in total
- Bespoke plantation shutters fitted throughout the home
- Two allocated off-road parking spaces
- Large enclosed private rear garden



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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.

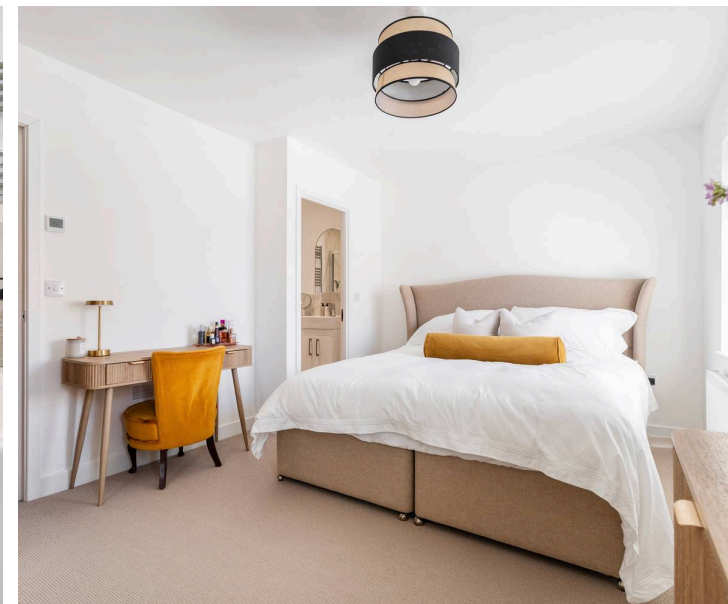
Everyday essentials are right in the village, including a convenience store, primary school, doctors' surgery and a village hall that hosts community activities. There's also a good amount of green space, with a playing field, play area and places to walk the dog. For food, drink and a bit of atmosphere, 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.



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Occupying an attractive position within this popular modern development, this impressive end-of-terrace home has been thoughtfully designed to maximise both space and natural light. Beautifully presented throughout, the property benefits from a number of high-quality upgrades and finishes that set it apart from many comparable homes.

Upon entering, a welcoming entrance hall leads through to the principal living accommodation, where oak internal doors and bespoke window shutters create an immediate sense of quality and style. The separate living room provides a comfortable and inviting space in which to relax, while the rear of the property opens into a superb kitchen and dining room designed around modern living.

The spacious open-plan kitchen diner serves as the heart of the home, offering excellent space for everyday family life and entertaining alike. Contemporary cabinetry is paired with generous worktop space and integrated appliances, including a built-in dishwasher, creating a practical yet stylish environment.

Natural light floods the room, while direct access to the garden enhances the connection between the indoor and outdoor spaces. Further practicality is provided by a ground-floor cloakroom, bringing the total number of toilets within the property to three.



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Adding to the home's comfort and efficiency, the entire ground floor benefits from underfloor heating, creating a warm and comfortable environment throughout the living spaces.

The first floor continues the property's impressive presentation, accessed via an attractive staircase featuring glass balustrade panels with matching oak detailing that complements the internal doors and overall finish of the home.

Both bedrooms are comfortable doubles and benefit from fitted wardrobes, providing excellent built-in storage whilst maximising usable floor space. The principal bedroom further enjoys a private en-suite shower room, creating an ideal principal suite.

A well-appointed family bathroom serves the second bedroom and guests, resulting in two bathrooms and three toilets overall, an increasingly desirable feature for modern households.

A particularly attractive feature of the property is its generous rear garden, offering significantly more outdoor space than many similar modern homes. Fully enclosed and enjoying a high degree of privacy, the garden provides an excellent setting for outdoor dining, entertaining, gardening or simply relaxing throughout the warmer months.

To the front, two allocated parking spaces provide convenient off-road parking and further enhance the practicality of the property.

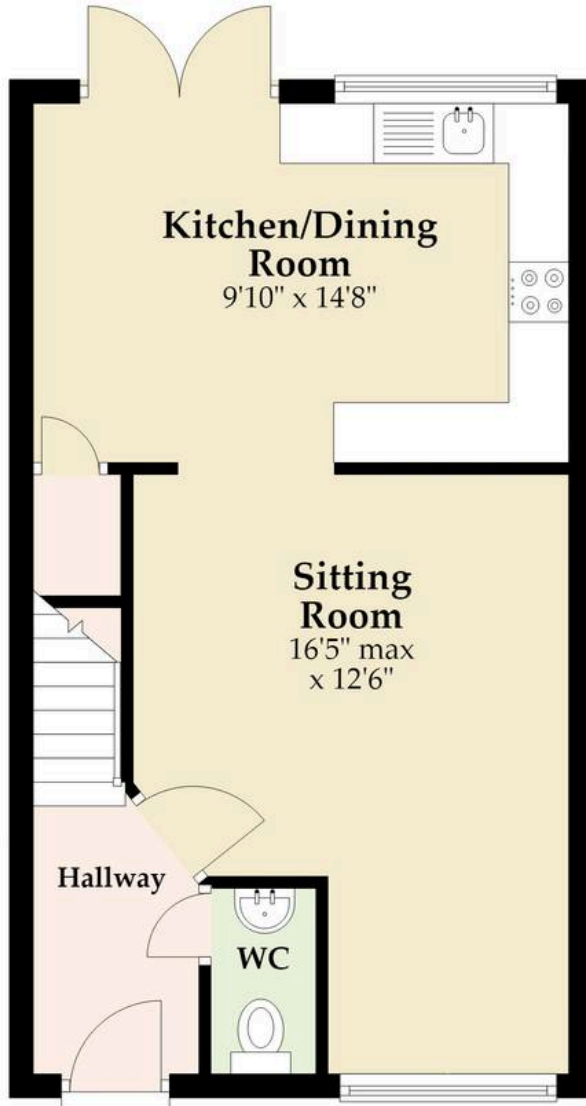
Agents Note

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



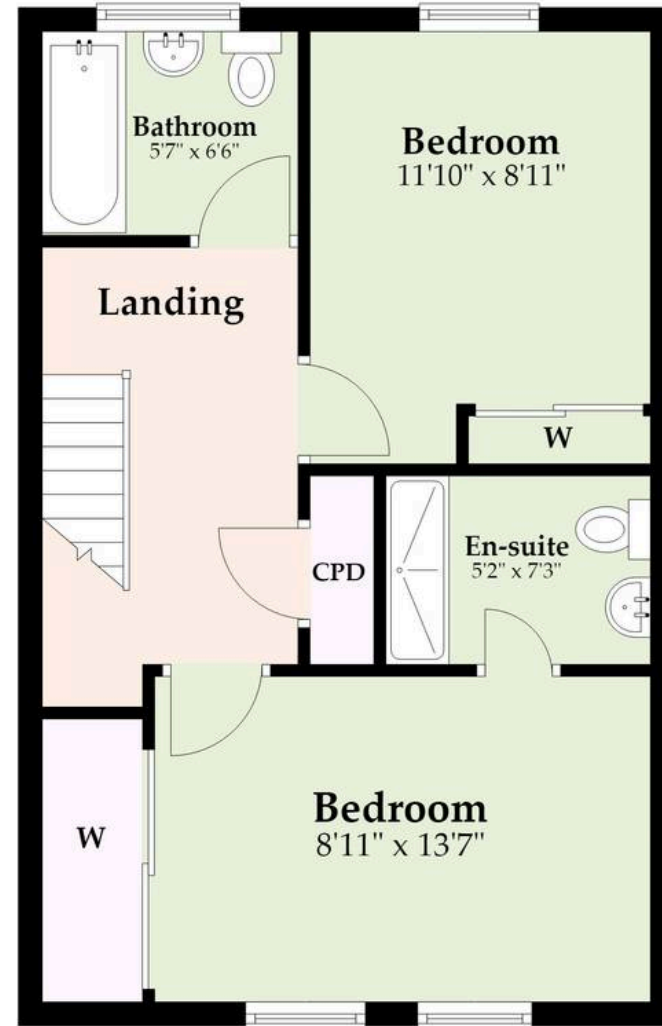
Ground Floor

Approx. 389.5 sq. feet



First Floor

Approx. 432.6 sq. feet



Total area: approx. 822.1 sq. feet

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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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Minors & Brady
Your home, our market



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