



Lonicera Green Lane West, Rackheath

Norwich



Minors & Brady

A highly flexible village home complete with a self-contained detached annexe, offering exceptional versatility. This substantial detached bungalow in Rackheath provides generous and well-balanced accommodation within the main residence, including a spacious kitchen/diner, comfortable sitting room, and three bedrooms, one featuring a dressing area and en-suite WC. The layout is ideally suited to modern living, with rooms that flow easily and offer both practicality and comfort. The detached annexe adds a valuable dimension, comprising its own sitting room, kitchen, and bedroom with en-suite bathroom, making it perfect for extended family or independent living arrangements. Ample driveway parking enhances the overall convenience and functionality of the property. A rare opportunity to acquire a well-proportioned home with additional self-contained living in a desirable village setting.

- Substantial detached bungalow set within the sought-after village of Rackheath
- Highly versatile layout ideal for multi-generational living or flexible working from home
- Spacious sitting room alongside a large kitchen/diner forming the central hub of the home
- Three well-proportioned bedrooms in the main residence, including a principal room with fitted wardrobes, dressing area and en-suite WC
- Modern shower room serving the remaining bedrooms, arranged for practical day-to-day living
- Self-contained detached annexe featuring its own sitting room, kitchen and bedroom with en-suite bathroom
- Generous brickweave driveway providing extensive off-road parking for up to twelve vehicles
- Large overall plot offering a sense of space, privacy and a non-overlooked position
- Attractive outdoor grounds including a woodland area to the rear



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The Location

Located along Green Lane West in the popular village of Rackheath, NR13, this property offers a well-balanced blend of village living and everyday convenience. The village itself provides a welcoming community feel, with a local Co-op approximately 0.5 miles away catering for day-to-day essentials, while the nearby Sole & Heel pub, under a mile from the property, offers a relaxed setting for dining and socialising.

For families, Rackheath Primary School is within easy walking distance, making the home particularly well-suited to those with young children.

For a wider range of amenities, Norwich city centre is around 4 miles away (approximately a 10-minute drive), providing access to an extensive selection of shops, supermarkets, restaurants, leisure facilities and transport links, including Norwich train station with direct routes to London. Riverside Retail Park further enhances this offering, with a variety of well-known retailers and dining options.

The surrounding area is also ideal for those who enjoy outdoor living. The nearby Broads National Park, roughly 3 miles away, offers beautiful waterways, walking routes and opportunities for boating and nature exploration. The local road network, including easy access towards the Northern Distributor Road (NDR), allows for straightforward travel across Norwich and beyond.



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Green Lane West, Rackheath

This substantial detached bungalow, set within the popular village of Rackheath, offers generous proportions and a highly versatile layout, making it well suited to a wide range of buyers, including those seeking multi-generational living or flexible work-from-home arrangements.

The property is approached via a generous brickweave driveway, providing ample off-road parking for several vehicles and continuing along the side of the bungalow for additional convenience, creating a practical and welcoming first impression. With space for up to twelve vehicles, the driveway further enhances the overall practicality of the home.

Internally, the main house provides spacious and well-arranged accommodation. The sitting room offers a comfortable and well-proportioned living area, ideal for everyday relaxation, while the large kitchen/diner forms the heart of the home, providing ample space for both dining and day-to-day living.

The bedroom accommodation within the main bungalow includes three well-sized rooms, one of which benefits from fitted wardrobes, a dressing area and an en-suite WC. The remaining bedrooms are served by a modern shower room, creating a layout that works well for both family life and visiting guests.



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In addition to the main residence, the property benefits from a detached annexe, offering an excellent level of independence and flexibility. This secondary accommodation includes its own sitting room, kitchen, and a bedroom with an en-suite bathroom, making it ideal for extended family, guest use, or potential rental opportunities. There is also useful storage to the front of the annexe, adding further practicality.

Externally, the overall plot offers a good sense of space and privacy, with the home enjoying a non-overlooked position. The grounds are notably generous, extending to include a woodland area at the rear, along with a further tucked-away “secret garden” as described by the current owners, adding charm and variety to the outdoor space.

Altogether, this is a well-proportioned and adaptable property in a sought-after village location, offering both comfortable living and excellent flexibility.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity, and drainage.

This property is being marketed through a third-party company, and as such, the available details are limited. All prospective buyers are advised to carry out their own due diligence and make the necessary checks, including (but not limited to) heating systems, drainage arrangements, utilities, and any other services or specifications.



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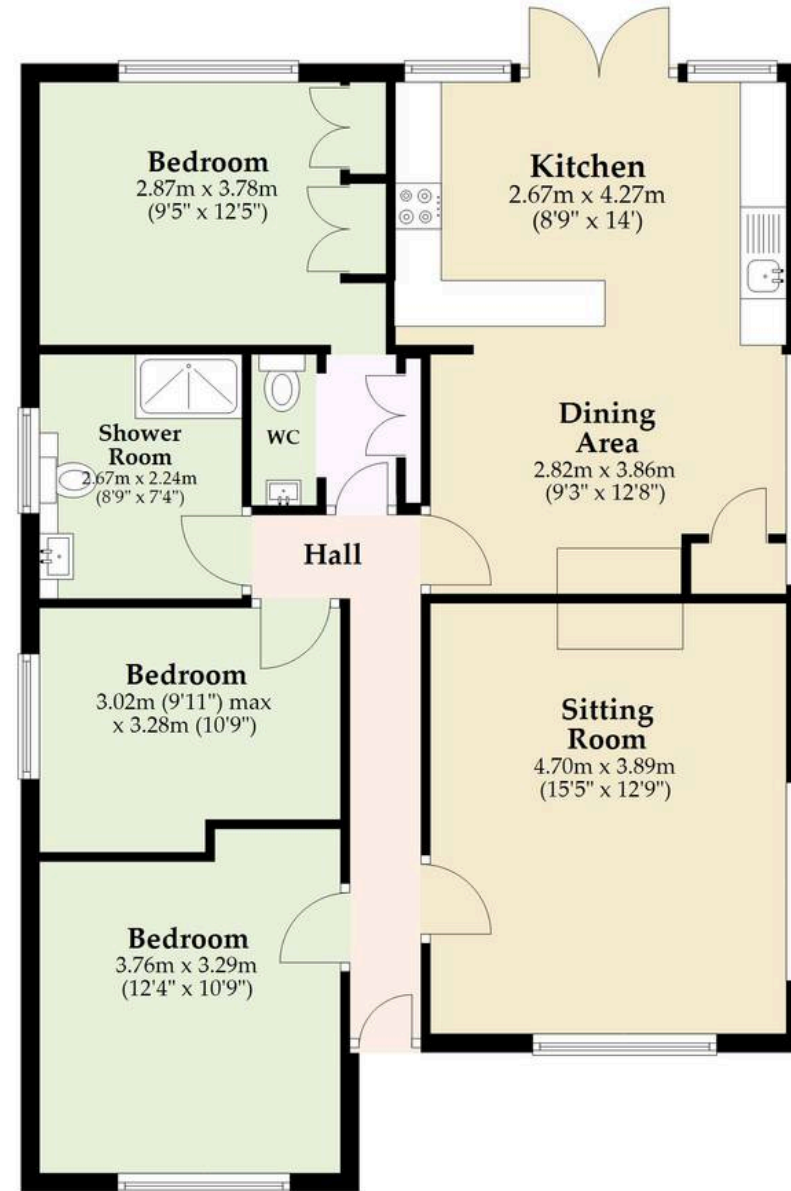
Annex

Approx. 46.1 sq. metres (496.6 sq. feet)



First Floor

Approx. 89.8 sq. metres (966.6 sq. feet)



Total area: approx. 135.9 sq. metres (1463.2 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.

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



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Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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