



7 Greenfield Way, Rackheath

Minors & Brady



7 Greenfield Way

Rackheath, Norwich

Set behind a striking contemporary façade, this substantial detached residence represents modern family living at its finest. Constructed in 2020 and extending to approximately 1,879 sqft, the home has been thoughtfully enhanced by the current owners, resulting in beautifully appointed interiors and an exceptional standard of presentation throughout. Highlights include a stunning refurbished open-plan kitchen with a central island, spacious reception rooms designed for both entertaining and everyday living, four generous double bedrooms, a luxurious principal suite, and versatile ancillary space ideal for home working, fitness or hobbies. Beyond the interiors, the landscaped rear garden offers an impressive outdoor setting, complete with an extended terrace, dedicated barbecue area, sheltered hot tub retreat and uninterrupted views across open fields. Positioned within a well-regarded village setting on the outskirts of Norwich, this is a home that delivers space, style and versatility in equal measure.

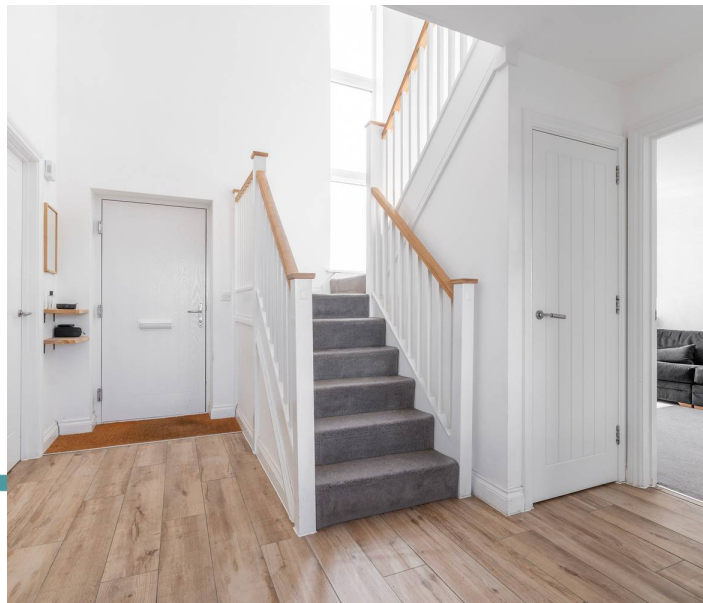
Agents Notes

Freehold.

Electric heating system.

Timber frame construction.

Estate maintenance: £240 a year.



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- Contemporary detached residence constructed in 2020, extending to approximately 1,879 sqft of impeccably presented accommodation
- Open views across neighbouring fields, creating a wonderful backdrop to the garden and enhancing the sense of space beyond the property boundary
- Striking architectural appearance with a distinctive mix of brick, render and grey cladding creating a strong street presence
- Impressive entrance hall featuring a grand staircase and full-height window, drawing natural light throughout the home
- Refurbished open-plan kitchen and dining room centred around a substantial island and appointed with integrated appliances
- Generous dual-aspect sitting room enhanced by decorative wall panelling and views across the gardens
- Versatile ground-floor accommodation including a dedicated home office and separate playroom
- Four well-proportioned double bedrooms, including a luxurious principal suite with fitted wardrobes and en-suite shower room
- Part-converted garage providing a high-quality gym, studio or home-working space, alongside driveway parking
- Landscaped rear garden with an extended terrace, outdoor barbecue area and raised deck with pergola-covered hot tub



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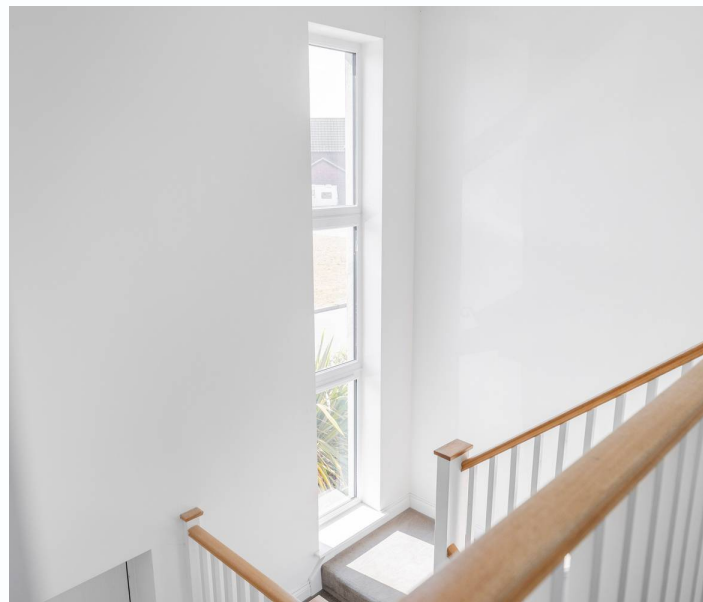
The Location

Greenfield Way enjoys a sought-after position within the popular village of Rackheath, located on the north-eastern outskirts of Norwich. Combining the charm of a village setting with excellent access to the city, the area has become increasingly popular with families, professionals, and commuters seeking a balance between modern convenience and a more relaxed pace of life.

The property benefits from easy access to a range of everyday amenities, including local shops, schools, community facilities, recreational spaces, and nearby healthcare services. A wider selection of shopping, dining, leisure, and professional amenities can be found in Norwich city centre, which is just a short journey away.

Rackheath is surrounded by attractive Norfolk countryside, offering an abundance of opportunities for walking, cycling, and outdoor recreation. The nearby Norfolk Broads provide a beautiful natural environment to explore, with picturesque waterways, nature reserves, and scenic rural landscapes all within easy reach.

Excellent transport links further enhance the location's appeal. Norwich is easily accessible by road, providing access to a comprehensive range of cultural attractions, employment opportunities, higher education facilities, and entertainment venues. The surrounding road network also offers convenient connections throughout Norfolk and beyond.



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Set behind a striking contemporary façade, this substantial detached residence represents modern family living at its finest. Constructed in 2020 and extending to

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Greenfield Way

Built in 2020 to an exceptional specification, this striking detached residence offers almost 1,900 sqft of beautifully appointed accommodation, thoughtfully enhanced by the current owners to create a home of remarkable style, comfort and functionality.

Occupying a peaceful position within a sought-after and welcoming development in Rackheath, just moments from Norwich, the property presents a commanding street presence, with an attractive blend of traditional brickwork, elegant cream render and contemporary grey cladding combining to create a façade of enduring appeal.

Approached via a private driveway providing ample off-road parking, the property also benefits from a single garage, part of which has been skilfully converted into an impressive home gym. Equally suited as a studio, creative workspace or hobby room, the space adds a valuable layer of flexibility to modern family living.

The quality and attention to detail become immediately apparent upon entering the home. A bright and welcoming entrance hall creates a memorable first impression, centred around a graceful staircase and a striking full-height window that draws natural light deep into the interior. A convenient cloakroom serves the ground floor, while the thoughtful layout naturally guides you towards the heart of the home.

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Recently refurbished and designed with both entertaining and everyday living in mind, the open-plan kitchen and dining room is a beautifully executed space.

Contemporary gloss cabinetry is complemented by a comprehensive range of integrated appliances, including an oven, dishwasher and fridge/freezer, while a substantial central island provides the perfect setting for informal dining, conversation and gathering with family and friends. The room flows effortlessly into the dining area, where French doors frame views of the garden and create a seamless connection between inside and out. A separate utility room discreetly caters for day-to-day practicalities, keeping the main living spaces refined and uncluttered.

The generous sitting room provides an elegant space, enhanced by bespoke wall panelling and an abundance of natural light from its dual-aspect windows. Both sophisticated and inviting, it is equally suited to relaxed evenings at home or hosting guests. Further versatility is offered by additional ground-floor rooms currently utilised as a home office and playroom, providing adaptable accommodation to suit a variety of lifestyles and requirements.



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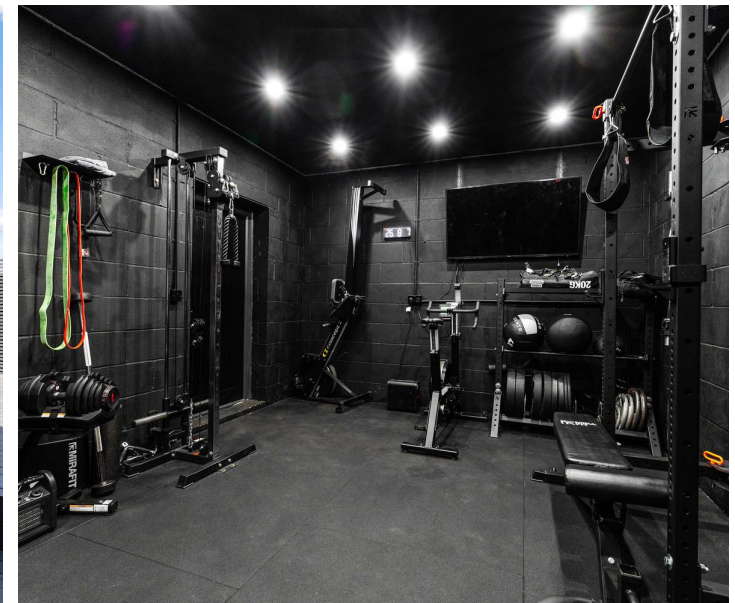
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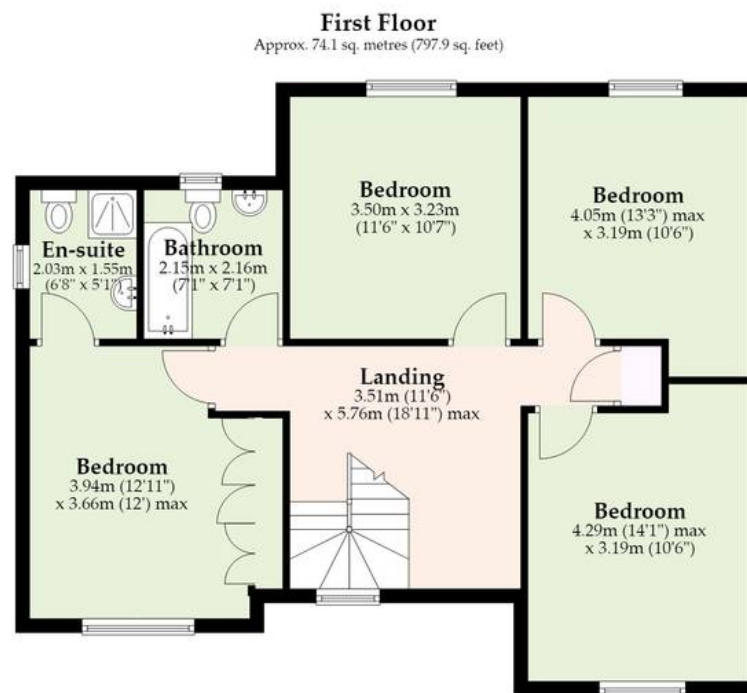
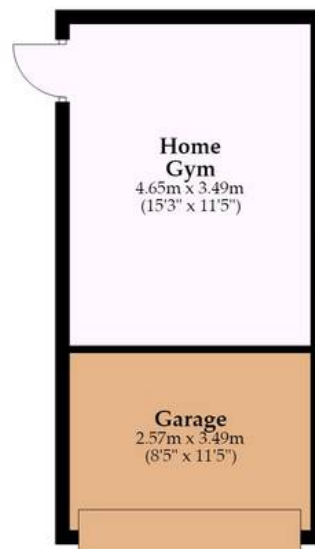
Ascending to the first floor, a spacious galleried landing leads to four beautifully proportioned double bedrooms. Each room is thoughtfully designed to maximise comfort and privacy. The principal suite is particularly impressive, featuring fitted wardrobes and a stylish en-suite shower room, creating a luxurious sanctuary away from the demands of everyday life. The remaining bedrooms are served by a contemporary family bathroom, finished with modern tiling and comprising a bath, wash basin and WC.

Outside, the landscaped rear garden has been carefully designed as an extension of the home's living space. Private, spacious and wonderfully versatile, it provides the perfect setting for both quiet relaxation and larger-scale entertaining. An extended patio creates an ideal area for outdoor seating, while the expansive lawn offers space for children to play and families to gather. A dedicated barbecue area sets the scene for al fresco dining throughout the warmer months, and a raised deck with pergola shelters the owners' hot tub, creating a tranquil spot from which to unwind. The rear fencing has been thoughtfully lowered to take full advantage of the far-reaching views across open fields, introducing a delightful sense of space and countryside connection that is increasingly rare to find.

Combining contemporary architecture, beautifully upgraded interiors and an exceptional level of versatility, this outstanding home offers a refined lifestyle in a peaceful village setting, balancing modern luxury with the tranquillity of open rural views, all within easy reach of Norwich and its many amenities.



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Total area: approx. 174.6 sq. metres (1879.3 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.

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