



Ianside Green Lane West, Rackheath

Minors & Brady



Beautifully improved and deceptively spacious, this impressive Rackheath chalet offers far more than first meets the eye, with extensive parking and outstanding outbuildings. Occupying a generous set-back position, the home features flexible living accommodation centred around a stylish open-plan kitchen dining room, alongside a spacious lounge, utility room and three ground-floor bedrooms, including a principal bedroom with en-suite. The first floor provides further versatility with a substantial games and snooker room, additional bedroom space and WC. Outside, the large lawned garden, patio and pergola create excellent spaces for entertaining and relaxation, while the extensive brickweave driveway accommodates numerous vehicles, caravans or motorhomes. A standout feature is the substantial detached garage and workshop complex, offering exceptional storage and scope for a variety of uses, subject to any necessary consents. With the vendor already having found a property to purchase, this is an excellent opportunity for buyers seeking a motivated onward move.

- Substantially improved four-bedroom chalet occupying a generous set-back position on a popular residential road in Rackheath
- Exceptional versatility throughout, with spacious accommodation arranged over two floors to suit a variety of lifestyles
- Stylish open-plan kitchen dining room featuring contemporary gloss units, integrated appliances and eye-catching plinth lighting
- Generous lounge overlooking the garden, ideal for everyday living
- Extensive brickweave driveway providing parking for numerous vehicles, caravans, motorhomes or recreational vehicles
- Large lawned garden complemented by a patio seating area and attractive pergola, perfect for outdoor entertaining
- Impressive detached double garage, workshop and ancillary outbuildings offering outstanding storage and hobby space
- Vendor has already found an onward purchase, presenting an excellent opportunity for buyers seeking a motivated move

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Ianside Green Lane West

Rackheath, Norwich

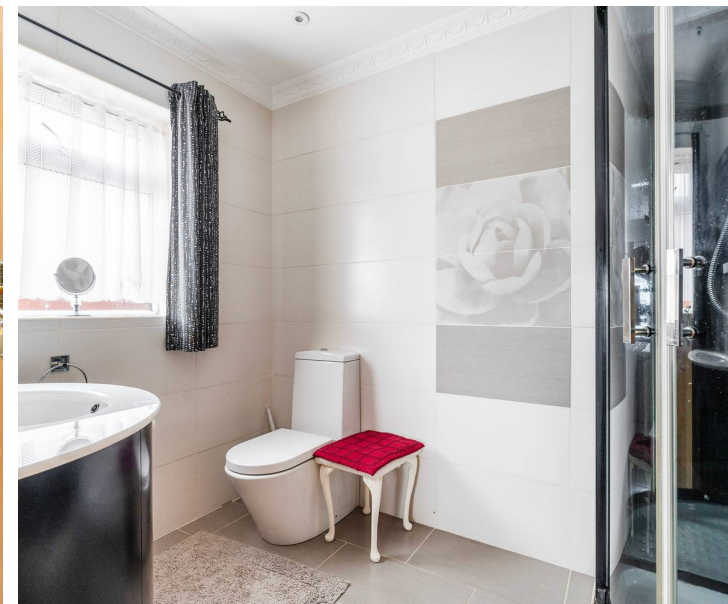
The Location

Located on Green Lane West in the popular village of Rackheath, NR13, this property combines the peace and community feel of village living with excellent connectivity to Norwich and the wider Norfolk area. Everyday essentials are close at hand, with the local Co-op in Rackheath just under a mile away, while a short drive brings you to neighbouring Sprowston and the extensive shopping, leisure and dining options available throughout Norwich city centre.

For commuters and those travelling further afield, the property benefits from convenient access to the Northern Distributor Road (NDR), providing efficient links around Norwich and connecting to major routes across Norfolk. Norwich city centre is approximately four miles away, offering a wealth of retail, cultural and entertainment attractions, as well as rail connections to Cambridge and London.

Families will appreciate the proximity to local schooling, including Rackheath Primary School within walking distance, while those who enjoy outdoor pursuits are perfectly placed to explore some of Norfolk's most celebrated landscapes. The Norfolk Broads, centred around nearby Wroxham, are only a short drive away and offer miles of waterways, walking routes and boating opportunities. The stunning Norfolk coastline can also be reached within easy driving distance, providing access to beautiful beaches, coastal walks and charming seaside towns.

Closer to home, residents can enjoy local amenities, village facilities and nearby pubs, including The Sole & Heel, creating a welcoming community atmosphere while still being within easy reach of the wider attractions and conveniences that Norwich and Norfolk have to offer.



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Rackheath, Norwich

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Occupying an impressive position set back from the road along one of Rackheath's well-known residential roads, this substantial and extensively improved four-bedroom chalet presents an exceptional amount of versatile living space, extensive parking, and outstanding outbuildings with exciting future potential.

Approached via a vast brickweave driveway that extends from the front of the property all the way towards the rear of the plot, the home immediately impresses with its commanding presence and abundance of parking, easily accommodating multiple vehicles, caravans, motorhomes or recreational vehicles.

Stepping inside, a remarkably spacious entrance hall creates an inviting first impression, enhanced by an attractive balustrade staircase that rises to the first floor. The layout has been thoughtfully designed to provide a wonderful sense of flow throughout the home, making it perfectly suited to both family life and entertaining.

At the heart of the property lies the stunning open-plan kitchen dining room, a contemporary space featuring sleek gloss cabinetry, integrated appliances, chrome fixtures and striking plinth lighting. Subtle neutral décor is complemented by carefully chosen pops of red, creating a stylish focal point that is both modern and welcoming. A useful utility room provides additional storage and practical workspace, helping to keep the main living areas uncluttered.



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The generous lounge offers an excellent reception space, providing plenty of room for relaxing and hosting guests while enjoying views across the garden.

The ground floor accommodation continues with three well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite, alongside a family bathroom serving the remaining rooms.

The first floor demonstrates the home's incredible versatility. Currently arranged as an expansive games and snooker room, this impressive space could equally serve as additional bedroom accommodation, a hobby room, home office suite or teenage space. A further bedroom/ walk-in wardrobe and separate WC, offering flexibility for a wide range of lifestyles and family requirements.

Externally, the property continues to impress. The substantial plot provides a large lawned garden alongside a patio entertaining area and attractive pergola seating space, creating the perfect setting for summer gatherings and outdoor enjoyment.

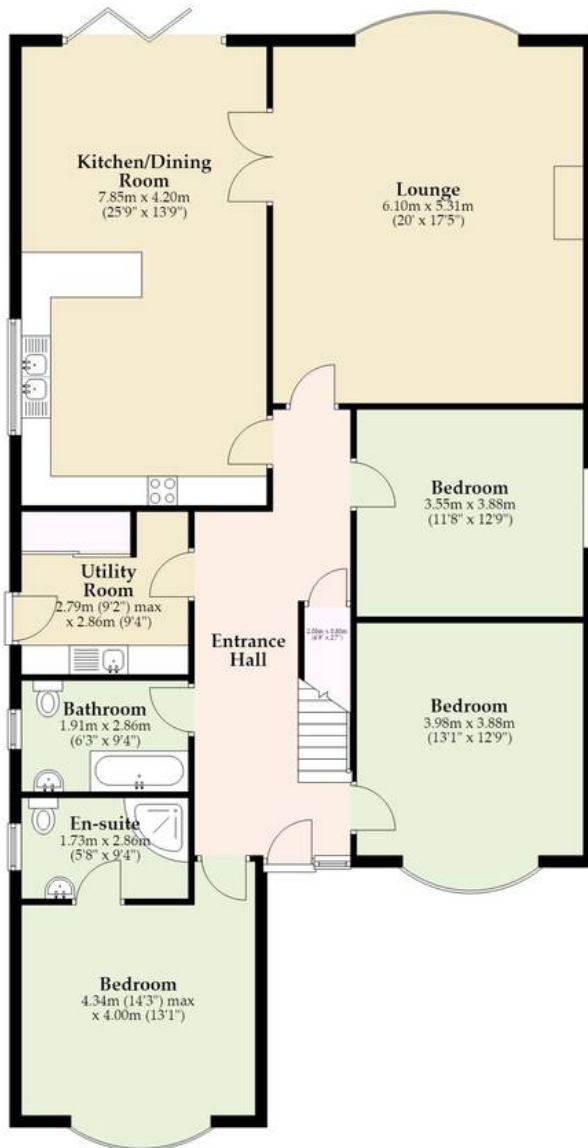
A true standout feature is the extensive detached garage and workshop complex. Comprising a large double garage, workshop facilities and additional ancillary space, the outbuildings offer enormous potential for those seeking storage, business use (subject to any necessary consents), hobbies, vehicle enthusiasts or even future annexe potential, making this a particularly exciting opportunity.

The vendor has already found a property they would like to purchase, presenting an excellent opportunity for buyers seeking a motivated onward move.

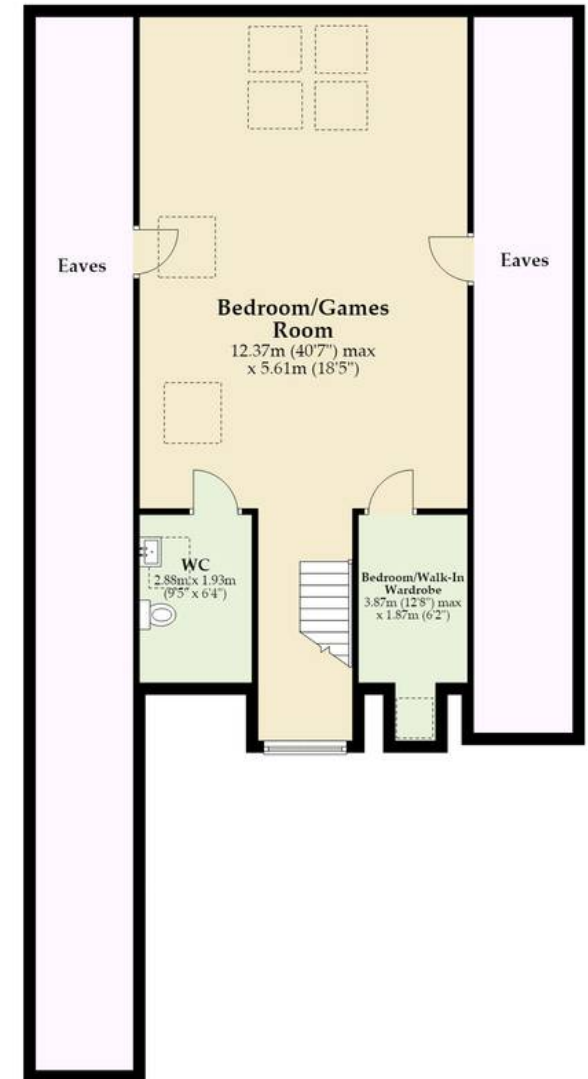


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Ground Floor
Approx. 227.2 sq. metres (2446.0 sq. feet)



First Floor
Approx. 119.4 sq. metres (1285.6 sq. feet)



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Total area: approx. 346.7 sq. metres (3731.6 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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Minors & Brady
Your home, our market



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