



Crowfoot Green Lane West, Rackheath

Minors & Brady



Crowfoot Green Lane West

Rackheath, Norwich

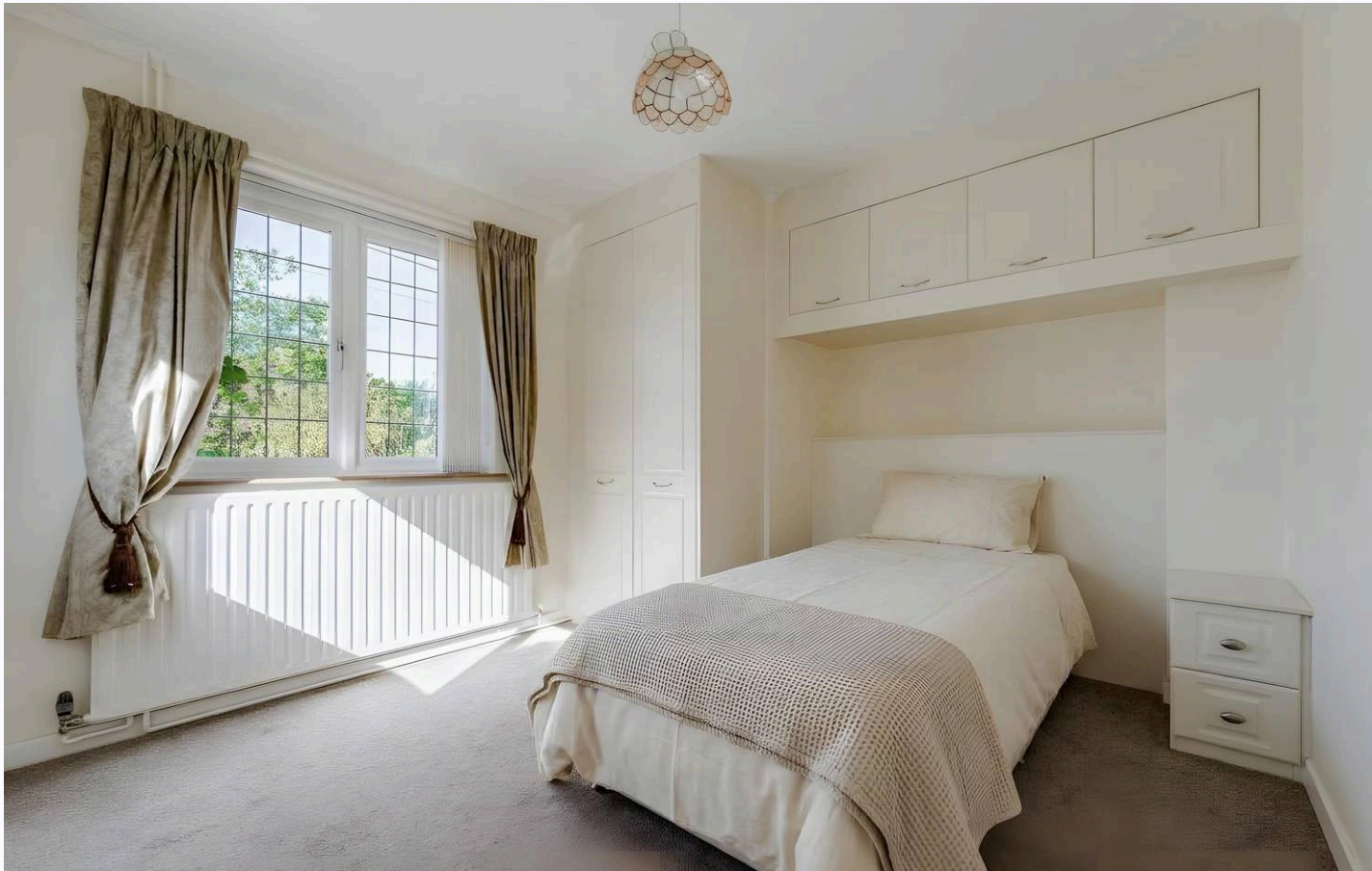
Quarter-Acre Plot, No Chain & Exciting Potential in Sought-After Rackheath. Occupying a generous plot of approximately 0.25 acres (STMS), this detached chalet-style home offers spacious and flexible accommodation with outstanding scope to modernise, personalise and extend (STPP). Available with no onward chain, the property features multiple reception spaces, three bedrooms, a conservatory, garage and extensive off-road parking. The mature rear garden provides a wonderful outdoor setting, complete with established planting, greenhouse, shed and ample space for families or keen gardeners. Combining village living, future potential and a substantial plot, this is a rare opportunity to create a truly exceptional home in one of the area's most desirable locations.

- Approx. 0.25 acre plot (STMS)
- Detached chalet-style home with no onward chain
- Three bedrooms and flexible accommodation throughout
- Spacious dual-aspect lounge with feature fireplace
- Open-plan dining room and farmhouse-style kitchen
- Conservatory overlooking the rear garden
- Ground floor study and family bathroom
- Extensive driveway parking and attached garage
- Mature gardens with greenhouse, shed and ornamental pond
- Scope to modernise, improve and extend (STPP) in a sought-after Rackheath location



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Rackheath, Norwich

Green Lane West, Rackheath

Occupying a generous plot of approximately a quarter of an acre (STMS) within the highly sought-after village of Rackheath, this detached chalet-style home presents a superb opportunity for buyers seeking a property with scope to personalise, improve and potentially extend (subject to the relevant consents). Offered to the market with no onward chain, the property combines flexible accommodation, substantial outdoor space and exciting future potential, making it ideal for families, downsizers or those looking for their next renovation project.

The welcoming entrance hall provides access to the principal ground floor rooms and benefits from useful storage solutions, setting the tone for the practical layout found throughout the home. The accommodation is both versatile and adaptable, allowing purchasers to utilise the space in a way that best suits their lifestyle.

At the heart of the property lies a bright and spacious lounge, benefiting from a dual aspect that allows natural light to flood the room throughout the day. Sliding patio doors create a seamless connection to the garden, while a feature fireplace provides an attractive focal point. Adjacent to the lounge, the dining room offers ample space for family meals and entertaining, creating an excellent social environment for everyday living.



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The kitchen is arranged in an open-plan style from the dining area and is fitted with a range of traditional farmhouse-style oak units, providing plentiful storage and workspace. Dual-aspect windows frame pleasant garden views, while the practical layout offers excellent potential for modernisation and possible reconfiguration if desired.

Further complementing the ground floor is a useful study, ideal for home working, hobbies or occasional guest accommodation, together with a versatile bedroom and a family bathroom featuring both a bath and separate shower enclosure. A rear hall provides access to the conservatory and garage, further enhancing the property's flexibility.

The conservatory enjoys delightful views over the rear garden and provides a peaceful space in which to relax and appreciate the surrounding greenery. Whether used as an additional reception room, garden room or dining space, it offers year-round enjoyment of the outdoor setting.

To the first floor, two generous double bedrooms provide comfortable accommodation, each enjoying pleasant outlooks over either the front approach or rear gardens. The layout provides flexibility for growing families, visiting guests or those seeking dedicated hobby rooms.



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Externally, the property truly comes into its own. Set back from the road, the home is approached via a substantial brick-weave carriage-style driveway providing extensive off-road parking and access to the attached garage. The front gardens feature a variety of mature planting, shrubs, a rockery and ornamental pond, creating an established and attractive first impression.

The sizeable rear garden offers enormous potential for keen gardeners, families and those seeking outdoor space. Predominantly laid to lawn, the grounds are interspersed with a variety of mature trees, established planting, a greenhouse, timber shed and patio areas designed for outdoor entertaining. The exceptional size of the plot further enhances the property's future possibilities, with scope for extension to the side or rear, subject to obtaining the necessary planning permissions and building regulations.

Agent's Note

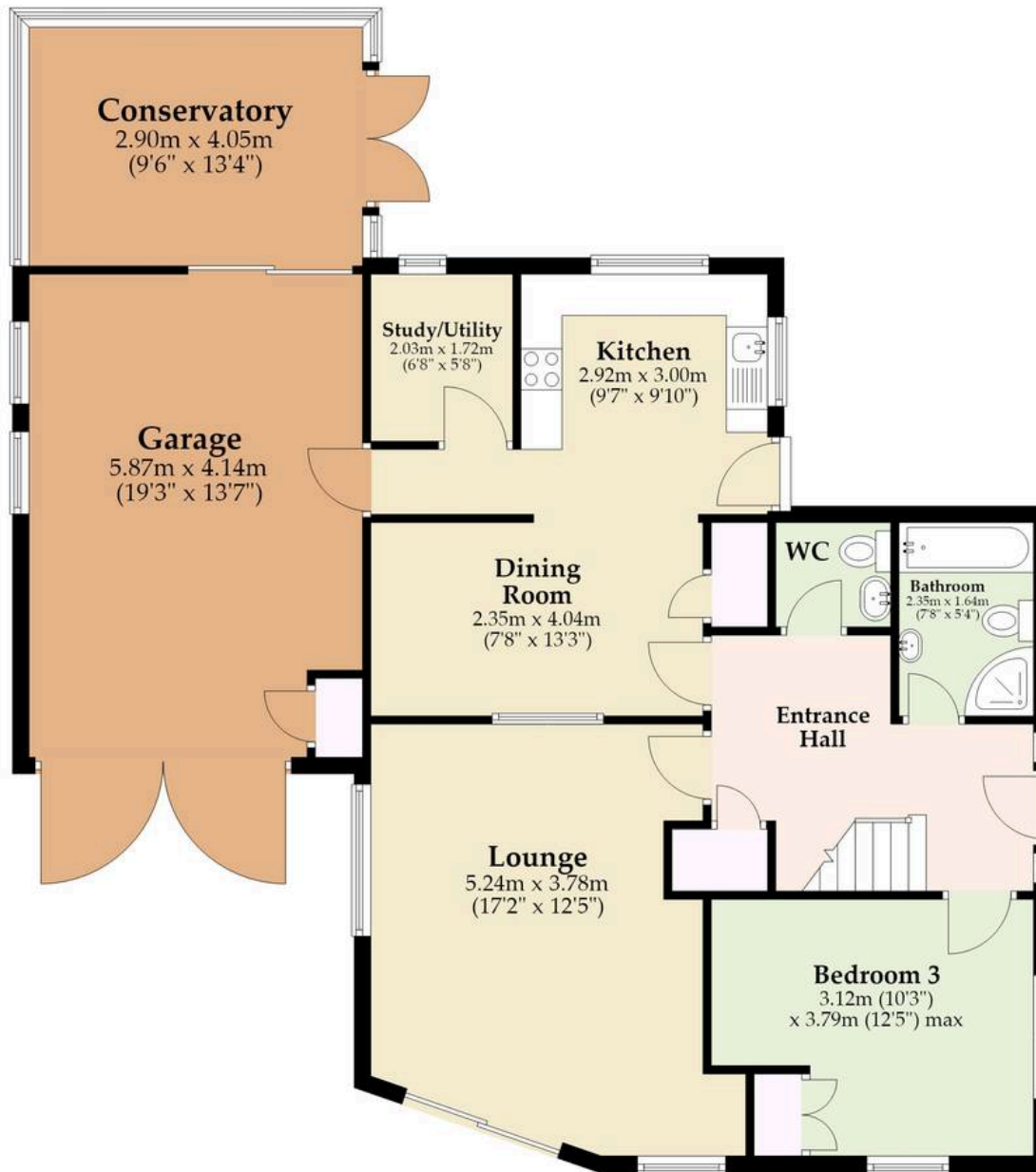
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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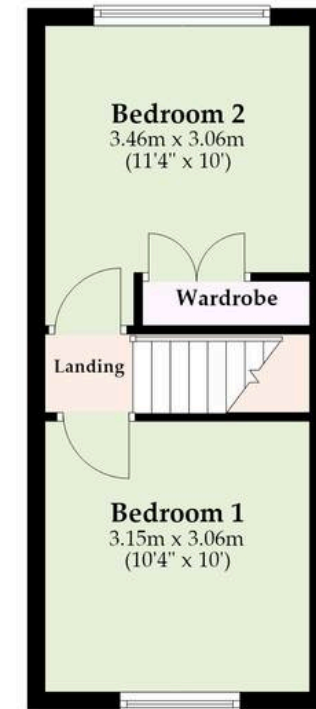
Ground Floor

Approx. 111.6 sq. metres (1201.6 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



Total area: approx. 135.5 sq. metres (1458.2 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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