



61 Sam Smith Way, Rackheath

Minors & Brady



61 Sam Smith Way

Rackheath, Norwich

A picture-perfect family home where every room has been thoughtfully designed, beautifully finished and effortlessly styled. Combining high-specification upgrades with a charming country-inspired aesthetic, this stunning three-bedroom home offers a wonderful balance of practicality and personality throughout. From the elegant panelled entrance hall and bespoke storage solutions to the upgraded kitchen, stylish living spaces and beautifully curated interiors, every corner has been carefully considered to create a home that feels both luxurious and welcoming. The flowing L-shaped kitchen, dining and sitting room provides defined yet sociable living areas, perfectly suited to modern family life, while the versatile playroom offers additional flexibility for growing families or home working. Outside, a generous garden features a large patio, excellent lawn and a bespoke children's play area, creating the ideal setting for everyday enjoyment and entertaining alike.

- Beautifully upgraded three-bedroom detached family home showcasing high-end finishes, bespoke detailing and carefully curated interiors throughout
- Striking entrance hall with elevated ceilings, decorative wall panelling, staircase runner with traditional stair rods and bespoke bench seating with fitted coat storage
- Versatile playroom/home office finished in a charming dusky pink theme with bespoke fitted storage, offering the perfect family-focused flex space
- Exceptional kitchen/dining room featuring integrated appliances, farmhouse-inspired styling, spotlighting and a timeless neutral palette
- Matching utility room and stylish ground floor cloakroom complete with patterned wallpaper and boutique hotel-inspired finishes



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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.



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From the moment you arrive, it is clear this is a home that has been thoughtfully designed and lovingly upgraded. Boasting a classy exterior, a neat frontage and off-road parking, the property immediately creates a wonderful first impression.

The entrance hall sets the tone beautifully. Featuring impressive high ceilings, elegant panelling, and a staircase complete with a stylish runner and traditional stair rods, this space delivers an immediate sense of quality and character. A bespoke bench seating area with fitted coat hooks provides functionality, creating an inviting space to arrive home to each day.

The carefully considered details continue throughout, establishing a cohesive country-inspired aesthetic that feels light, whimsical and effortlessly stylish.

Positioned off the hallway is a delightful reception room currently utilised as a playroom. Finished in soft dusky pink tones and benefitting from bespoke fitted storage, it feels like something from the pages of an interiors magazine. This wonderful room has been designed with family life in mind, providing children with a dedicated space to play whilst allowing everything to be neatly stored away at the end of the day.

Equally, for those working from home, the room would make an excellent study or home office, offering flexibility to suit a variety of lifestyles.



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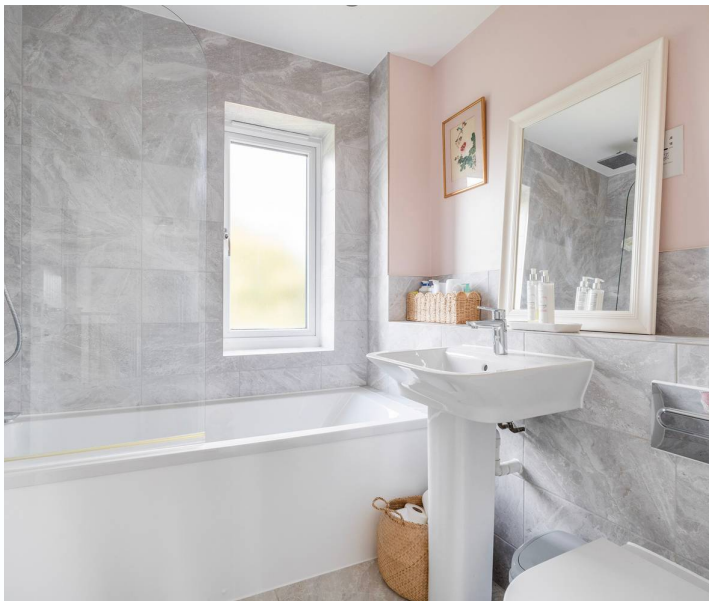
No detail has been overlooked, including the ground floor cloakroom. Combining half-height neutral panelling with carefully selected patterned wallpaper, the room feels both elegant and luxurious, delivering a boutique hotel-inspired finish rarely found in similar properties.

The heart of the home is undoubtedly the upgraded kitchen and dining area. Beautifully presented with a timeless neutral colour palette, this high-end space benefits from integrated appliances, stylish spotlighting and a farmhouse-inspired feel. The design strikes a perfect balance between contemporary living and enduring style, creating a kitchen that will remain relevant for years to come. Neutral tones provide a classic backdrop, allowing future owners to personalise the space with their own colours and accessories should they wish.

A matching utility room offers additional storage and practicality, continuing the seamless design theme established throughout the home.

Flowing naturally from the kitchen is the impressive L-shaped living arrangement, where the dining area wraps effortlessly into the spacious sitting room. This clever configuration creates clearly defined zones whilst retaining the benefits of open-plan living.

Rather than feeling like one large, undivided space, each area enjoys its own identity and purpose, making the layout ideal for modern family life, entertaining and everyday living.



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The sitting room is particularly impressive, centred around a bespoke media wall complete with extensive fitted storage. This thoughtful addition not only creates a stunning focal point but enhances the home's practical appeal, ensuring belongings can be neatly concealed to maintain the calm and organised feel that runs throughout. A neutral panelled backdrop further complements the room, providing elegance, texture and character.

It is these bespoke touches that elevate the property beyond the typical estate home, giving it a truly individual feel.

To the first floor, a generous landing leads to three excellent-sized bedrooms. Each room has its own distinct personality and purpose, whether utilised as children's bedrooms, guest accommodation or additional workspace. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a beautifully presented family bathroom.

Outside, the garden has been designed with families firmly in mind. A substantial patio area creates the perfect setting for outdoor dining, summer gatherings and entertaining, while an excellent lawn provides plenty of room for children and pets to enjoy.

Adding further appeal is the bespoke barked children's play area, thoughtfully created to offer a safer and more practical space for little ones to play and explore. This is far more than the average new-build garden, providing the space, versatility and enjoyment that growing families are often searching for.



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Further benefitting from a detached garage, ample storage solutions and carefully curated interiors throughout, this truly is a dreamy family home that effortlessly combines style, comfort and practicality. Every room has been thoughtfully designed, every finish carefully selected and every detail considered to create a home that is as functional as it is beautiful.

A stunning example of modern family living with a country-inspired twist, this exceptional home simply must be viewed to be fully appreciated.

Agent's Note

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

Underfloor heating to the ground-floor.

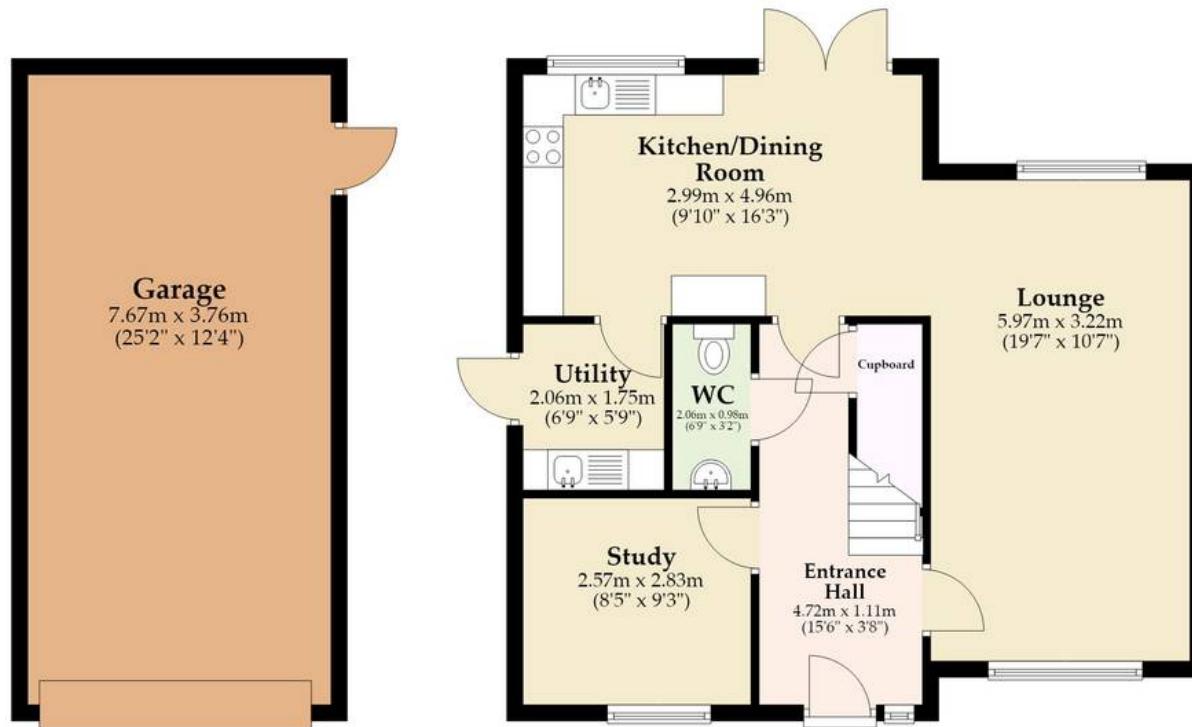


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Ground Floor

Approx. 87.4 sq. metres (941.3 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



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Total area: approx. 145.9 sq. metres (1570.6 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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