



32 Vera Road, Rackheath

Minors & Brady



32 Vera Road

Rackheath, Norwich

An exceptional chalet-style home offering over 1,700 sq. ft. of beautifully presented accommodation, set on a generous plot in the sought-after village of Rackheath. Finished to a high standard throughout, the property boasts four excellent-sized bedrooms, versatile reception space including a sitting room and snug, plus a stylish kitchen/dining room complete with a double Belfast sink and utility room. The flexible layout caters perfectly to modern family living, with two ground floor bedrooms, a contemporary shower room and a luxurious first-floor bathroom featuring a freestanding bath, separate shower and elegant gold accents. Outside, a substantial gravel driveway, detached garage and external office complement the impressive accommodation, while the attractive rear garden combines landscaped patio and lawn areas with a large additional section offering fantastic potential for further improvement. Bright, spacious and ready to move straight into, this deceptively large home provides the perfect blend of style, practicality and future opportunity.

- Stunning chalet-style home offering over 1,700 sq. ft. of beautifully presented accommodation
- Four generous double bedrooms, including two on the ground floor, ideal for flexible family living
- Impressive kitchen/dining room featuring a double Belfast sink, excellent storage and modern finishes
- Versatile living space including a spacious sitting room and separate snug/family room
- Luxurious four-piece family bathroom with freestanding bath, separate shower and elegant gold accents
- Bright, airy and neutrally decorated throughout, allowing buyers to move straight in



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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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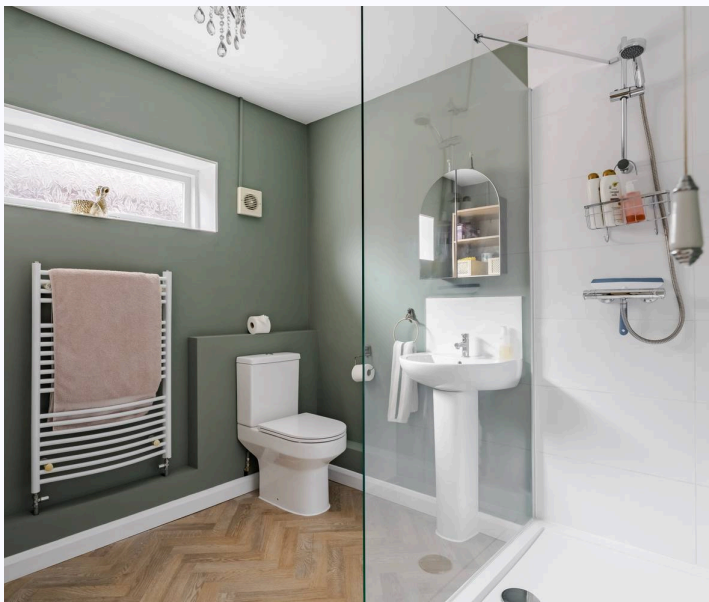
Rackheath, Norwich

Style, space and versatility combine effortlessly within this stunning chalet-style home, occupying a generous plot in the ever-popular village of Rackheath. Deceptively spacious and finished to an excellent standard throughout, the property offers over 1,700 sq. ft. of beautifully presented accommodation, ideal for modern family living.

Set back from the road behind a substantial gravel driveway, the property immediately impresses with its attractive frontage, ample off-road parking and sizeable footprint. Inside, the home is bright, airy and immaculately presented, with a neutral décor scheme and high-specification finishes allowing any purchaser to move straight in and enjoy.

The accommodation is thoughtfully arranged over two floors, beginning with a welcoming entrance hall that provides access to all principal ground floor rooms. The generous sitting room offers an excellent space for relaxing and entertaining, while a separate snug provides valuable flexibility as a second reception space, family room or playroom. The impressive kitchen/dining room forms the heart of the home, featuring modern cabinetry, excellent worktop space, a double Belfast sink, ample storage and room for family dining. A useful utility room sits alongside, helping to keep the main living areas clutter-free.

The ground floor further benefits from two well-proportioned double bedrooms and a contemporary shower room, making the layout ideal for those seeking ground floor living or multi-generational accommodation.



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Upstairs, two exceptionally spacious bedrooms occupy the first floor, both offering impressive proportions and versatility. These are served by a truly stunning family bathroom, beautifully appointed with a freestanding bath, separate shower enclosure and elegant gold accents, creating a luxurious retreat rarely found in homes of this style. A landing/study area further enhances the practicality of the upper floor and provides additional workspace or reading space.

Externally, the rear garden is a standout feature of the property. The first section has been attractively landscaped with a spacious patio seating area and lawn, creating the perfect environment for outdoor entertaining, family gatherings and summer dining. Beyond this lies a substantial additional section of garden which, whilst requiring some further enhancement, offers exceptional potential. Whether utilised for further landscaping, recreational space, a growing area, children's play facilities or a range of other uses, the scope on offer is impressive and allows future owners the opportunity to create something truly special.

Further enhancing the property's appeal is a detached garage and separate external office, providing excellent options for those working from home, pursuing hobbies or requiring additional storage.

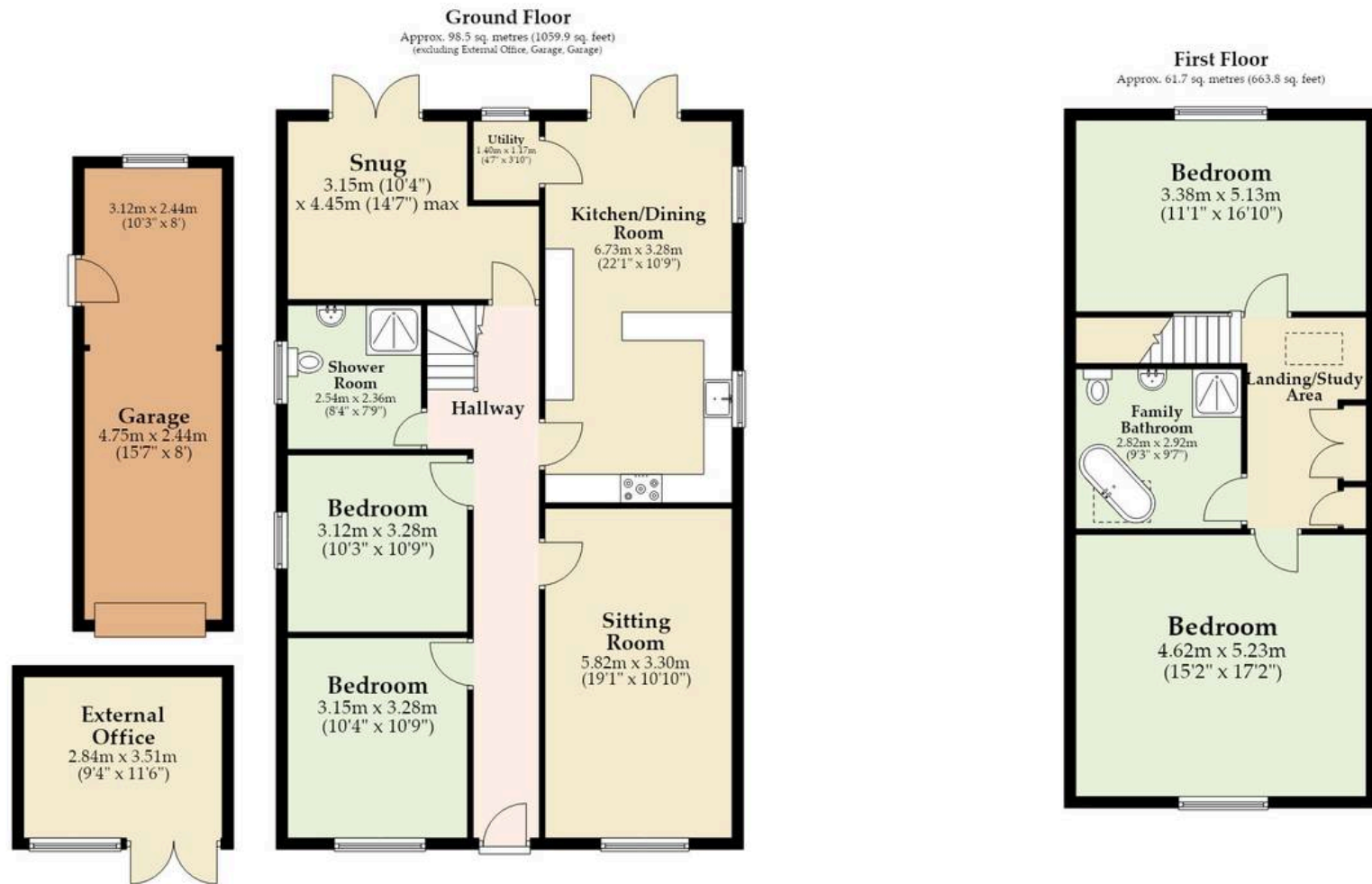
Agent's Note

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



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Total area: approx. 160.1 sq. metres (1723.6 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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