

# Arnolds | Keys



**26 Lonsdale Road, Rackheath, NR13 6QW**

**Offers Over £385,000**

- THREE DOUBLE BEDROOMS
- WELL MAINTAINED SUBSTANTIAL GARDEN
- LOUNGE/DINER WITH WOOD BURNER
- CLOSE TO CITY OF NORWICH
- BEAUTIFULLY PRESENTED ACCOMMODATION
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE TO AMENITIES
- LARGE GARAGE/WORKSHOP

# 26 Lonsdale Road, Rackheath NR13 6QW

A beautifully presented detached bungalow ideally positioned within the popular village of Rackheath. The property boasts generous outside space with ample off road parking, a large garage and a delightful mature rear garden, with spacious accommodation including three double bedrooms.



Council Tax Band: C



## DESCRIPTION

Situated within the popular village of Rackheath, within walking distance to local amenities, this beautifully presented bungalow boasts well proportioned and versatile accommodation. Internally, the property comprises a modern fitted kitchen, lounge/diner with wood burning stove, three double bedrooms with the main bedroom featuring an ensuite and a separate family bathroom. The property boasts a large garage/workshop with power, providing a versatile space ideal for conversion if required. The home is surrounded by a generous and well maintained rear garden and a driveway providing parking for multiple vehicles and ample space for extension if desired.

## KITCHEN

Double glazed window to side aspect, wall and base units with inset ceramic sink and drainer, space and plumbing for dishwasher and washing machine, fitted electric oven and microwave oven, integrated fridge and freezer, radiator, tiled flooring, Neff induction four ring hob with cooker hood over.

## HALLWAY

Laminate flooring, radiator, access to loft.

## LOUNGE/DINER

Window to rear and patio door, engineered wood flooring, inglenook fireplace with wood burning stove, two radiators.

## BEDROOM ONE

Double glazed window to side aspect, carpet, radiator, door to:-

## ENSUITE

Double glazed window with obscured glass to side aspect, WC, cubicle with Triton electric shower, vanity unit with wash hand basin, radiator, laminate flooring, heated towel rail.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to front aspect, laminate flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a four piece suite comprising roll top bath, cubicle with electric shower, vanity unit with wash hand basin, tiled flooring, radiator, fitted wall cupboards.

## EXTERNAL

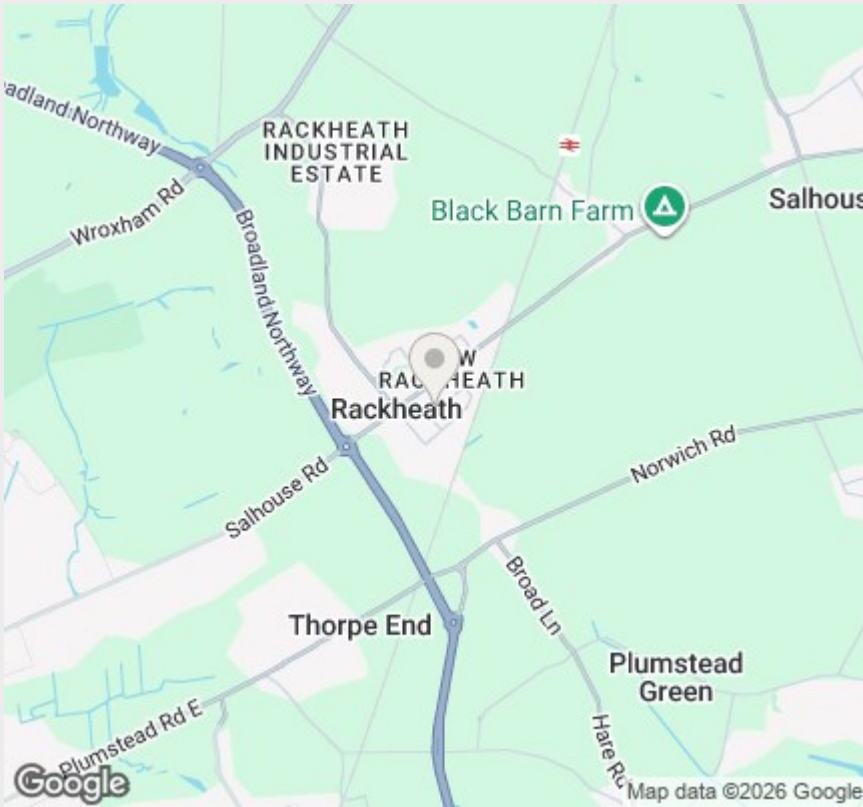
To the front the property is approached via a spacious driveway laid to hardstanding, with fence to the front. The rear garden is mainly laid to lawn with maintained borders of mature shrubs and flowers, a paved patio and a composite decked seating area, shed and garage.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, water and gas connected.  
Council tax band: C (Broadland)

## LOCATION

Rackheath is a well regarded village situated approximately 5-6 miles north east of Norwich city centre. The village itself provides a range of amenities including a convenience store, pharmacy, primary school, village hall, local pubs and recreational facilities, along with a large playing field and park. Larger supermarkets and retail parks can be found nearby in Sprowston. Rackheath enjoys excellent connectivity for commuters, with the Broadland Northway and A47 providing convenient road links across the region. Regular bus services operate between the village and Norwich, while Salhouse railway station, located around 1.5 miles away, offers rail connections to Norwich, the Norfolk Broads and the east coast.



## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

