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7 York Street, Rackheath, Norfolk, NR13 6GF

A beautifully presented three-bedroom detached family home, ideally positioned close to the heart of the highly sought-after Broadland village of Rackheath, a thriving community on the outskirts of Norwich. The village offers a range of everyday amenities including a primary school, the popular Sole and Heel public house, a playground and easy access to scenic countryside walks and cycle routes. Located just five miles from the city centre, it perfectly balances rural charm with urban convenience.

Set back from the road, the property is approached via a low-maintenance front garden and a side hard-standing driveway providing off-road parking and access to a detached garage. The fully enclosed rear garden features a paved patio, ideal for alfresco dining and entertaining, alongside a neatly maintained lawn bordered by established flower beds.

Internally, the accommodation is bright and welcoming. The entrance hall leads to a cloakroom, a comfortable family lounge and a spacious kitchen/dining room, with double doors opening onto the rear garden to create a seamless indoor-outdoor connection. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom further enhanced by a stylish en-suite shower room, offering a private and relaxing retreat.

The location is further complemented by excellent transport links, with convenient access to the Northern Distributor Road (NDR) providing swift connections around the city, to the Norfolk Broads, the coastline and the Southern Bypass, making it ideal for both commuters and weekend adventurers.



Detached



House



Modern



2 Bathrooms
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band D



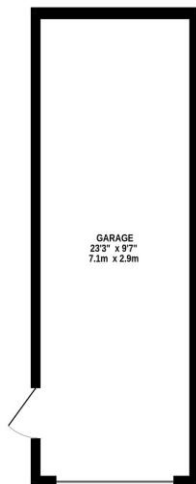
Off-Road
Parking



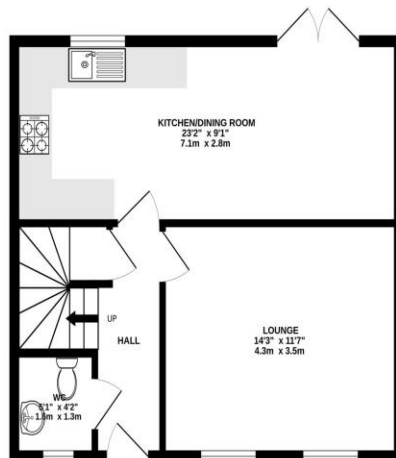
Garage



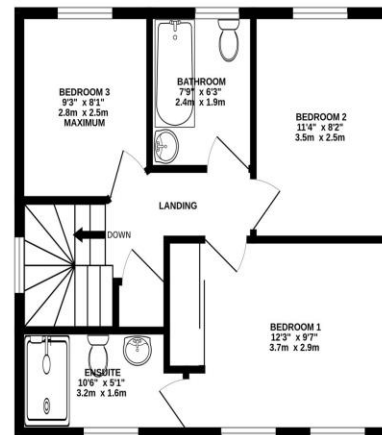
GARAGE
223 sq.ft. (20.7 sq.m.) approx.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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