
abbotFox

Chapman Road, Rackheath, Norwich
*Guide Price £280,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











# THE DETAIL___

abbotFox presents this impressive modern home which offers stylish, low-maintenance living in the popular village of Rackheath.

Accommodation
The attractive frontage provides excellent kerb appeal and off road parking for two vehicles via the brick-weave driveway. Internally, the entrance hall provides an immediate sense of quality and gives access to a sleek ground-floor cloakroom. A bright and comfortable sitting room creates an inviting space to relax, while the impressive kitchen/breakfast room forms the social heart of the home. Finished with an extensive range of fitted cabinetry, generous worksurfaces and space for informal dining, this is a room designed as much for entertaining as everyday life. Double doors open directly onto the rear terrace and garden, extending the living space outside during the warmer months. Upstairs, two well-proportioned bedrooms provide excellent flexibility. The principal bedroom benefits from its own contemporary en-suite shower room, while the second bedroom is served by a stylish family bathroom.

Location
Rackheath offers an appealing balance between village living and easy access to Norwich. Surrounded by attractive Norfolk countryside, the village is well placed for walking and cycling while offering a good selection of everyday amenities close at hand. Nearby schools, shops and local services make the area particularly convenient for day-to-day life. Norwich is within easy reach and provides an extensive selection of shopping, restaurants, leisure facilities and cultural attractions.

Our Agent’s View
"A superb example of modern living where the current owners have clearly invested in both the finish and usability of the home. The upgraded specification, en-suite principal bedroom and particularly well-designed outside space help set this property apart. For buyers looking for something stylish, easy to maintain and ready to move straight into, this is one that deserves to be viewed."

Guide Price £280,000 - £290,000



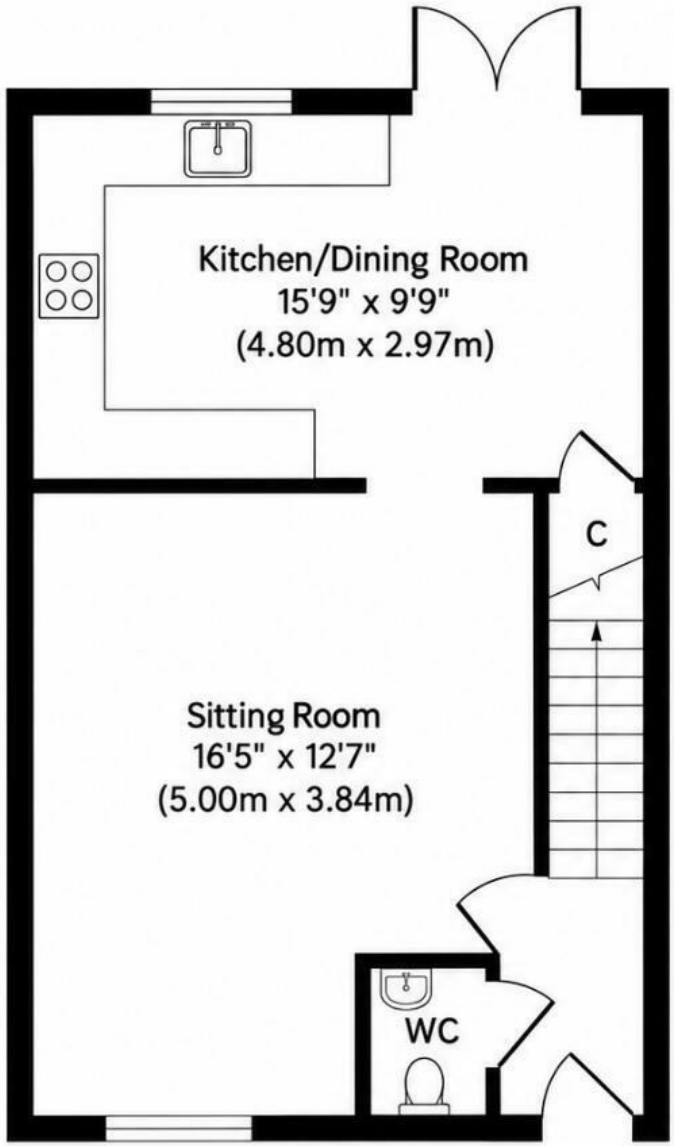




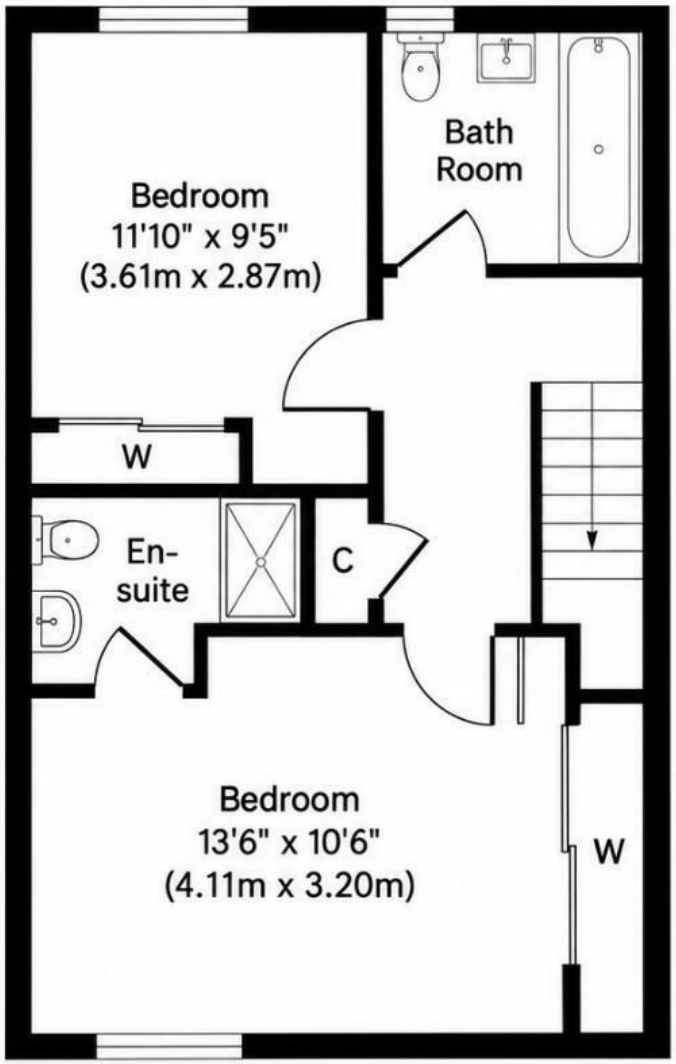


# THE HIGHLIGHTS___

- Norfolk Homes built semi-detached house
- Two double bedrooms, principal serviced with an en-suite
- Stylish and comfortable living accommodation
- Well-appointed kitchen diner with direct access to the gardens
- Off road parking via a brickweave driveway
- Underfloor heating with separate control zones
- Ideal first time home, finished to a high standard
- Popular village location, with easy access to amenities
- Excellent transport links into Norwich & beyond
- An internal viewing highly recommended




Ground Floor
Approximate Floor Area
420 sq. ft
(38.98 sq. m)




First Floor
Approximate Floor Area
420 sq. ft
(38.98 sq. m)

*Let's talk*
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EPC RATING -

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