



12 Webb Drive, Rackheath, Norwich, NR13 6SN

Guide Price £280,000

- MODERN SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- APPROXIMATELY 5 MILES FROM THE CITY OF NORWICH
- THREE BEDROOMS
- DRIVEWAY PARKING FOR TWO VEHICLES
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES

12 Webb Drive, Norwich NR13 6SN

Situated within the popular village of Rackheath close to the City of Norwich, this modern semi detached home is situated at the entrance of a cul-de-sac and offers light and practical accommodation with off road parking and an enclosed rear garden.



Council Tax Band: C



DESCRIPTION

This modern, semi detached home offers the perfect opportunity for first time buyers or anyone seeking a convenient lifestyle close to local amenities and easy access into the City of Norwich. The property offers bright accommodation with a living room, a dining room with patio doors leading into the garden, a contemporary style kitchen, with three bedrooms and a family bathroom to the first floor. Externally the home offers off road parking with an enclosed, low maintenance garden.

LOCATION

The property is situated at the entrance of a cul-de-sac within the popular village of Rackheath. Rackheath offers a pub/restaurant, local shop, a pharmacy and is less than 5 miles from a range of supermarkets. Rackheath lies approximately 5 miles North East of the City of Norwich with public transport routes into the City. The village is also within easy reach of the beautiful Norfolk Broads.

ENTRANCE

uPVC door to front entrance, stairs to first floor, carpet, radiator.

LIVING ROOM

Double glazed window to front aspect, carpet, radiator, open to;

DINING ROOM

uPVC double glazed patio doors to rear garden, carpet, radiator, built in under stairs storage.

KITCHEN

Double glazed window to rear aspect, wall and base units with worksurface over, inset stainless steel sink

and drainer, four ring gas hob with cooker hood over, fitted electric oven, space for a fridge freezer, washing machine and slimline dishwasher, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side aspect, carpet, airing cupboard with shelving units.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, extractor fan, vinyl flooring.

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpet, two built in double wardrobes.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM THREE/HOME OFFICE

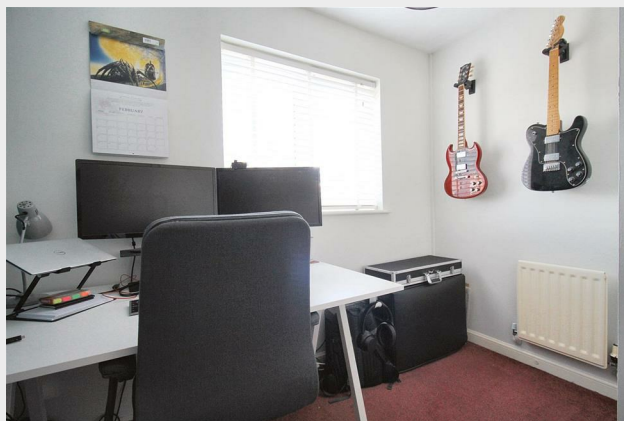
Double glazed window to front aspect, built in storage cupboard, carpet, radiator.

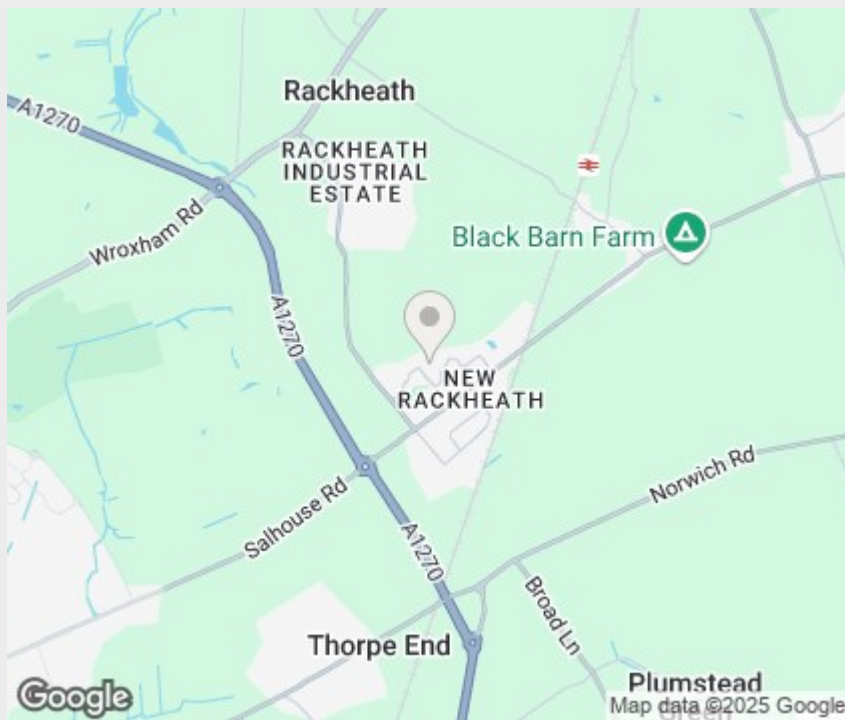
EXTERNAL

To the front of the property there is a driveway providing parking for two vehicles, with a shingle area to the front and a porch over the front door. A gate to the side leads to the rear garden which is mainly laid to lawn, with a patio area and a range of shrubs with a beautiful cherry blossom tree at the rear.

AGENTS NOTES

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






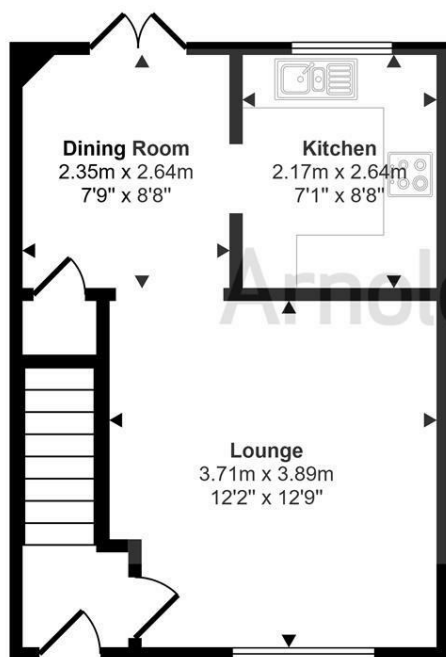
Viewings

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

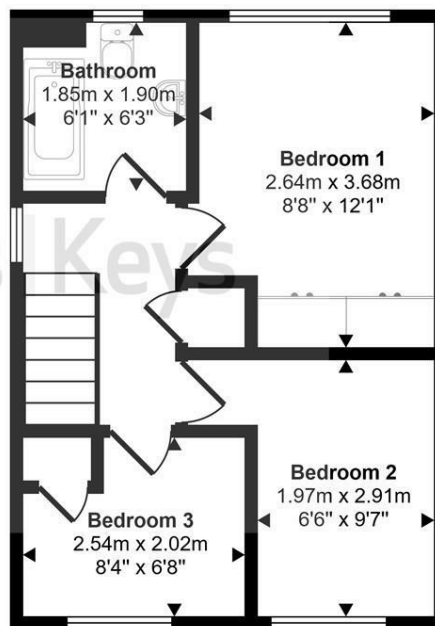
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
63 sq m / 675 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft



First Floor
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

