



Rowan Tree Cottage Green Lane West, Rackheath
£475,000

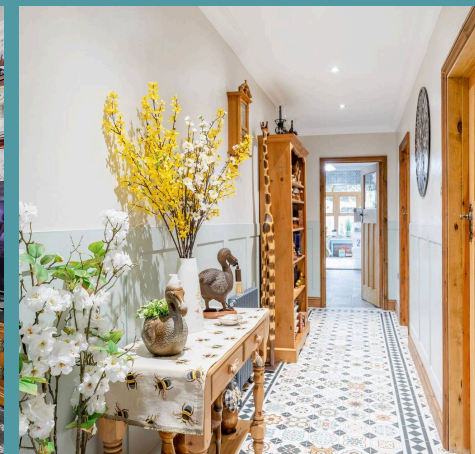
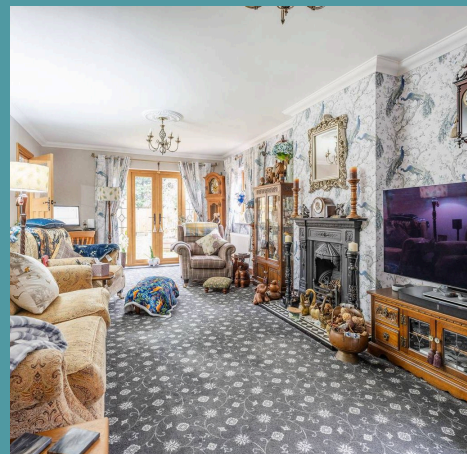
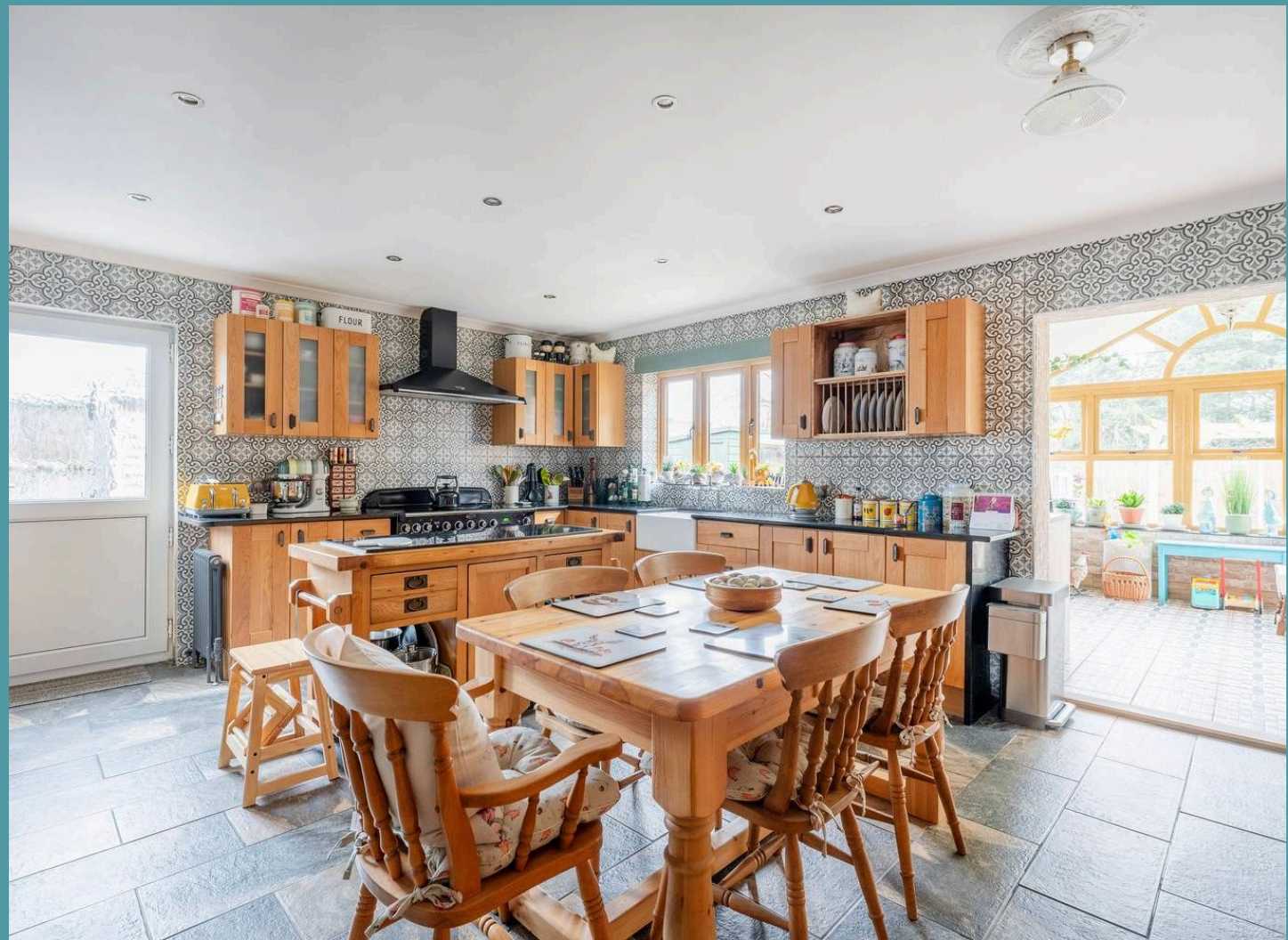
Rowan Tree Cottage Green Lane West

Rackheath, Norwich

Eye-catching elements are woven throughout this four-bedroom bungalow, where thoughtful design and energy-efficient features come together to create a welcoming and stylish home. From the patterned mosaic flooring to the traditional Belfast sink in the kitchen, every detail reflects quality and care. With spacious rooms, including four generously sized double bedrooms, family four-piece bathroom and ensuite shower room, this property offers ample room for families to grow. Outside, the private rear garden with a wooden pergola and the large front driveway complete this perfect family home, making it an ideal choice for those seeking both comfort in a well connected area.

The Location

Located at Green Lane West, Rackheath, NR13, this property offers the best of village life with convenient access to essential amenities and shops. Just 0.5 miles away, you'll find the Rackheath Co-op for everyday essentials, while a short 10-minute drive (4 miles) into the heart of Norwich opens up a wider selection, including popular retailers at Riverside Retail Park. For dining and socializing close to home, the Sole & Heel Pub is less than a mile away, offering a cosy atmosphere and local fare. Families will appreciate the proximity to Rackheath Primary School, just a 5-minute walk, while nature enthusiasts can enjoy the scenic surroundings and nearby Broads National Park, just 3 miles away, ideal for outdoor activities.





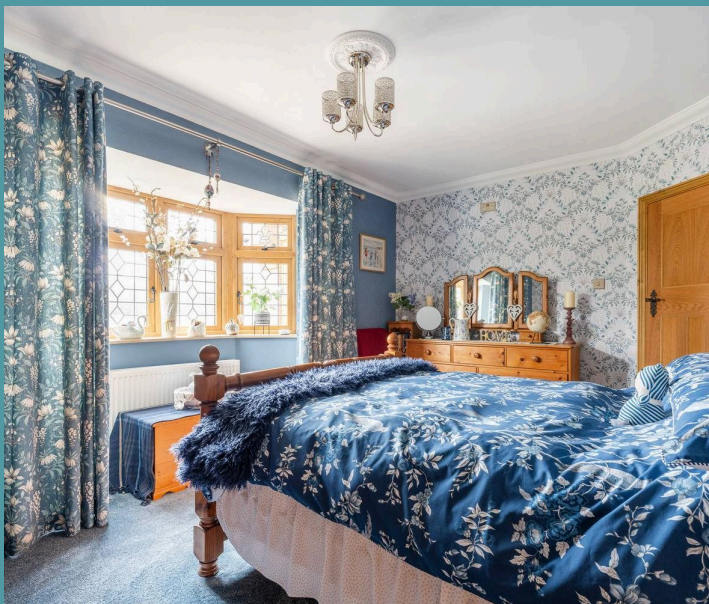
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Rowan Tree Cottage

This immaculate four-bedroom bungalow offers a spacious and well-thought-out layout, perfect for family living or anyone seeking a comfortable and energy-efficient home. Boasting modern energy-saving features such as an air source heat pump and solar panels, this property ensures a reduced carbon footprint and lower energy costs without compromising on style or comfort. High-quality finishes and fixtures are evident throughout, contributing to a refined atmosphere in every room.

Upon entering, you are greeted by a charming entrance hallway, ideal for hanging coats and shoes or welcoming guests. The main hallway leads to the four generously sized double bedrooms, providing ample space for a growing family or those seeking extra room for guests. The hallway is finished with eye-catching patterned mosaic flooring, which is consistent throughout the home and similar design also found in the main four-piece bathroom and ensuite.





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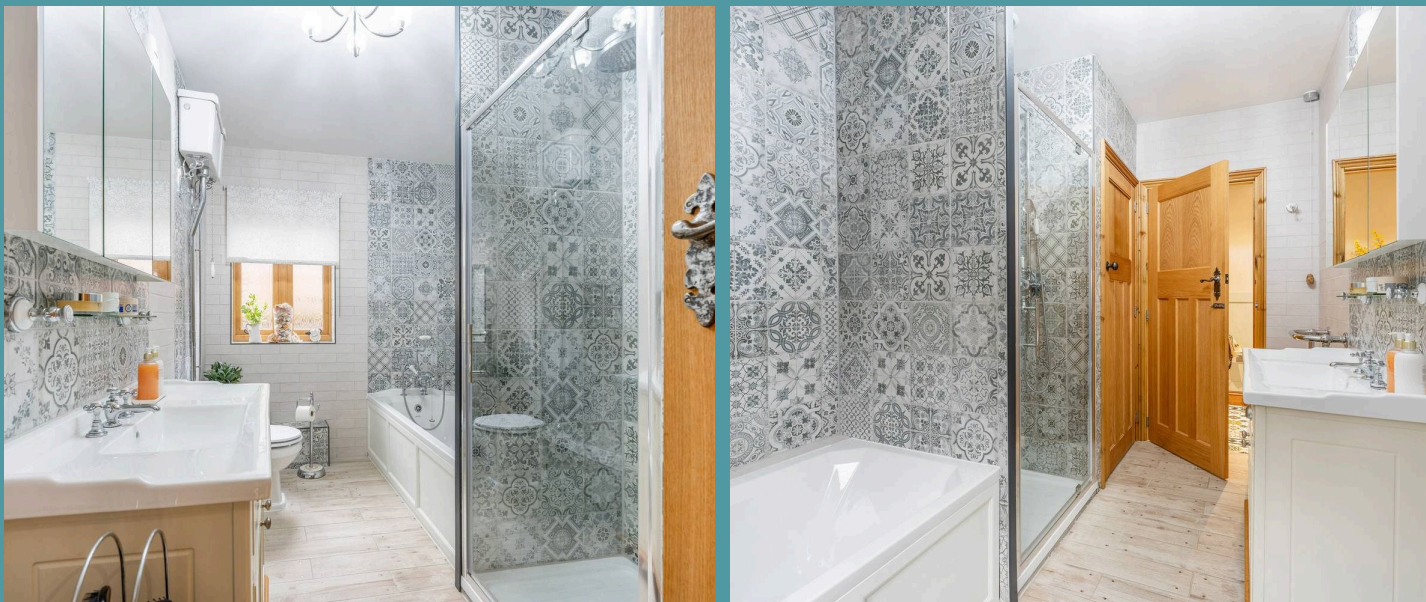
Rackheath, Norwich

The heart of the home lies in the expansive kitchen/diner, equipped with a traditional Belfast sink, a range cooker and a recessed space for a large fridge freezer—everything needed to create your favourite meals.

An opening from the kitchen leads to a bright and airy sunroom, offering additional space that can be utilised for utility purposes or as an extension for general furniture and home essentials.

The lounge, which offers a more intimate and enclosed atmosphere, is perfect for quiet relaxation or family gatherings. Patio doors lead to the rear garden, adding to the sense of comfort, while carpeting creates a cosy, inviting environment.

Designed with family life in mind, the property includes classic wooden internal doors throughout, which seamlessly guide you to the four double bedrooms. Each bedroom is generously sized, making this an ideal home for large families or those wanting extra space to grow.





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Outside, the rear garden offers a private setting, complete with a well-maintained lawn, a charming wooden pergola, and a small patio area—perfect for outdoor entertaining.

To the front of the property, a large driveway accommodates multiple vehicles, ensuring that parking is never a concern.

This bungalow presents an excellent opportunity for anyone looking for a quality home in a peaceful yet practical location.

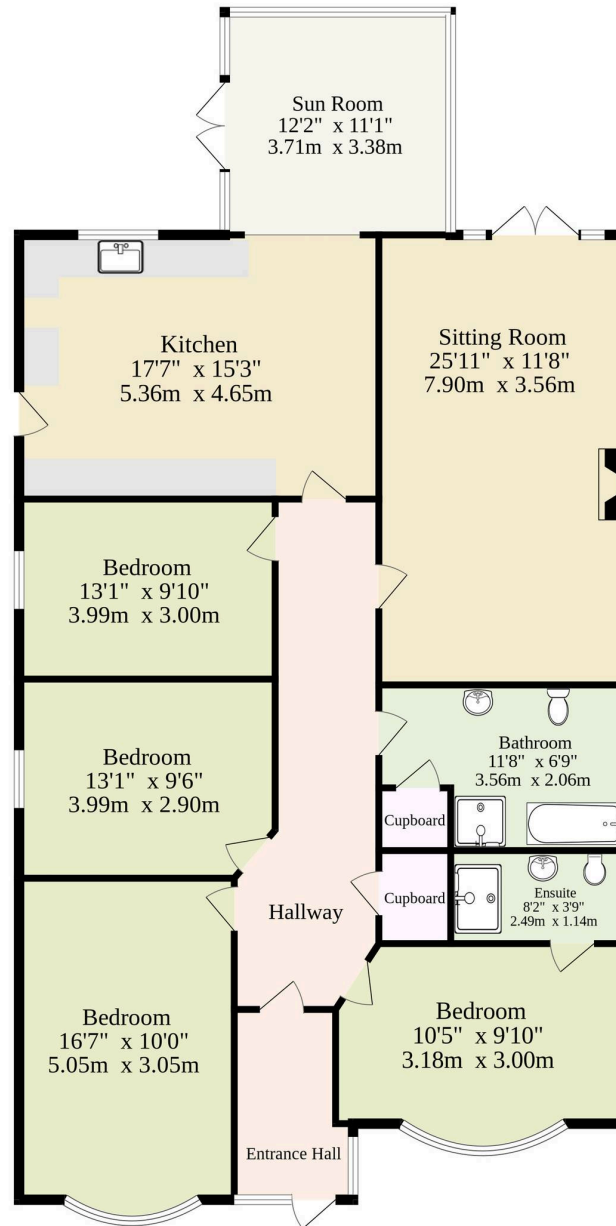
Agents Note

Sold Freehold

Connected to air source heat pump - alongside remaining mains services.



Ground Floor
1460 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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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