



7 Lake View Rackheath Park, Rackheath  
£400,000

# 7 Lake View Rackheath Park

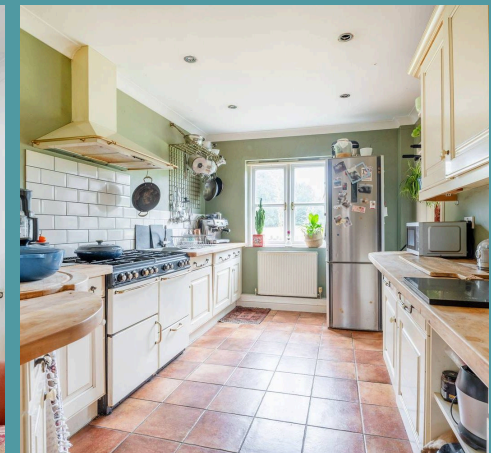
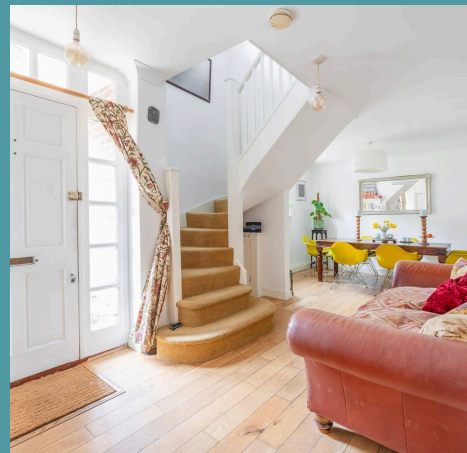
Rackheath, Norwich

In the countryside of rural Norfolk, this stylish link-detached townhouse is set within the exclusive Rackheath Park, a private, gated community with expansive open views. Offering over 1150 sq ft (stms) of living space, this home effortlessly merges comfort and charm. With three spacious double bedrooms, including a master with an en-suite, and a family bathroom, the property is designed for flexible living. The vibrant, colourful furniture throughout enhances the interior, adding personality and creating a warm, inviting atmosphere. The private gardens, alongside the beautifully maintained communal grounds and tranquil lake, make this a perfect home.

## The Location

Located in Rackheath, NR13, this property offers the best of village life with convenient access to essential amenities and shops. The Rackheath Co-op is nearby for everyday essentials, while the heart of Norwich is just a short drive away, providing a wider selection of shops and retailers, including those at Riverside Retail Park.

For dining and socialising, the Sole & Heel Pub is within easy reach, offering a cosy atmosphere and local fare. Families will appreciate the close proximity to Rackheath Primary School, making school runs effortless. Nature lovers will enjoy the scenic surroundings, with the Broads National Park just a short distance away, perfect for outdoor activities.





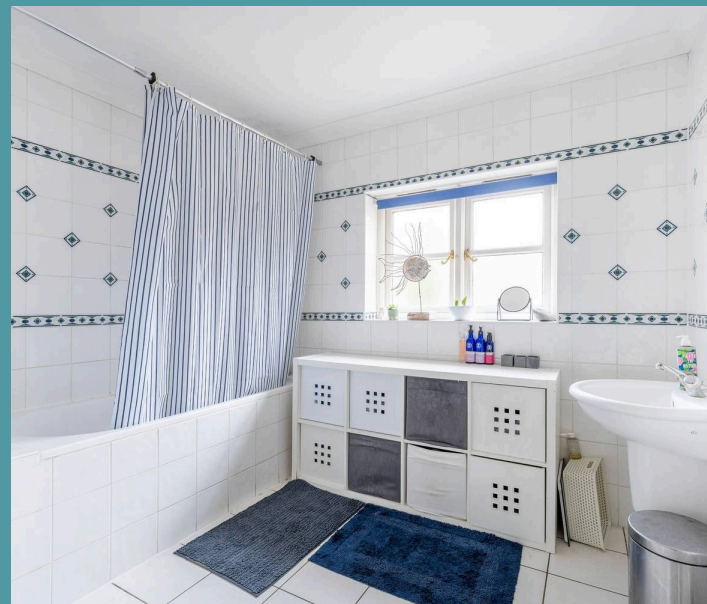
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Rackheath, Norwich

### Lake View

Upon arrival at Rackheath Park, the picturesque drive through rolling countryside sets the tone for this tranquil setting. The townhouse is situated across a charming courtyard, offering scenic lake views. The parking area, with covered carport spaces, provides both convenience and privacy, with easy access to the property.

Stepping inside, you're welcomed into the versatile hall and dining area, where wood flooring underfoot and colourful furnishings make the space feel both spacious and homely. To the right, you'll find built-in storage and a cloakroom, while large windows flood the space with natural light. The kitchen, complete with ample wall and base-level units and space for a range cooker, offers stunning views of the rear garden.





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Rackheath, Norwich

The adjacent sitting room, with its natural stone open fireplace and French doors opening into the garden, creates an ideal setting for both entertaining and quiet evenings at home. Upstairs, three double bedrooms feature built-in storage, with the master bedroom boasting an en-suite shower room. The family bathroom, fully tiled and generously sized, offers both a bath and a shower.

The outside space offers an escape, with a private enclosed paved garden bordered by picket fencing, perfect for dining or relaxing in the sun. Beyond this, the lawned garden merges seamlessly with the expansive communal grounds, where a lake and manicured lawns create a peaceful atmosphere. The property also includes private parking, ensuring both convenience and exclusivity in this sought-after community.

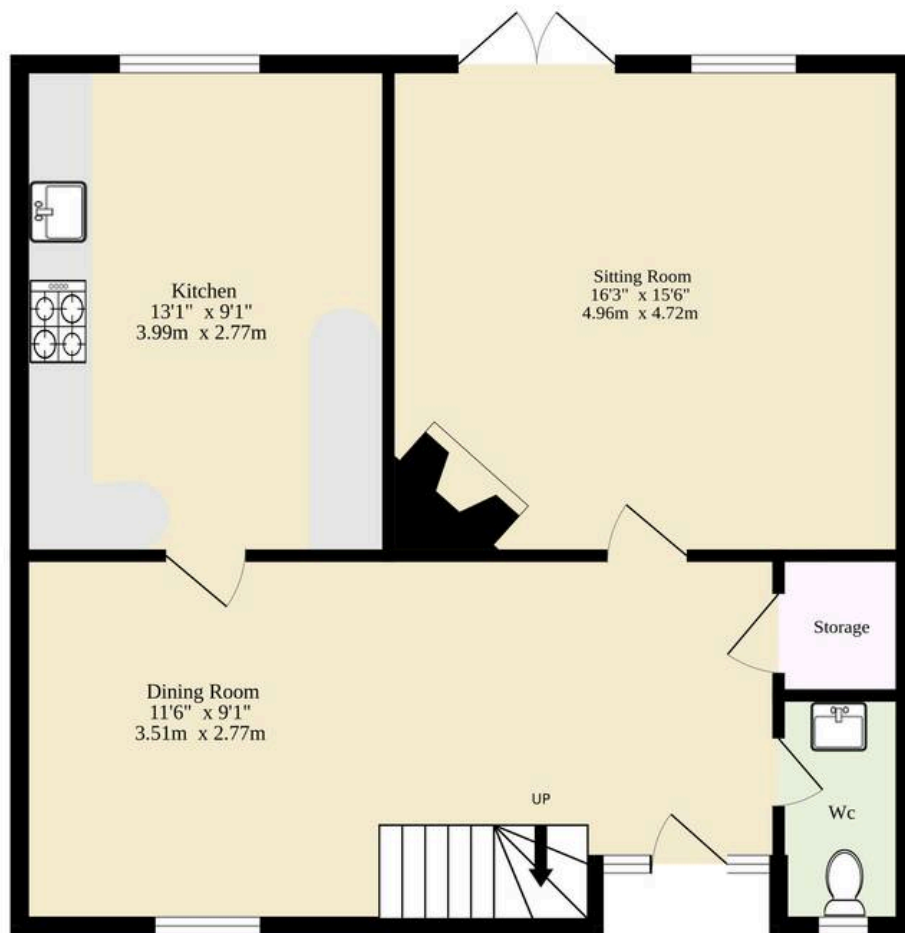
**Agents Note**

**Sold Freehold**

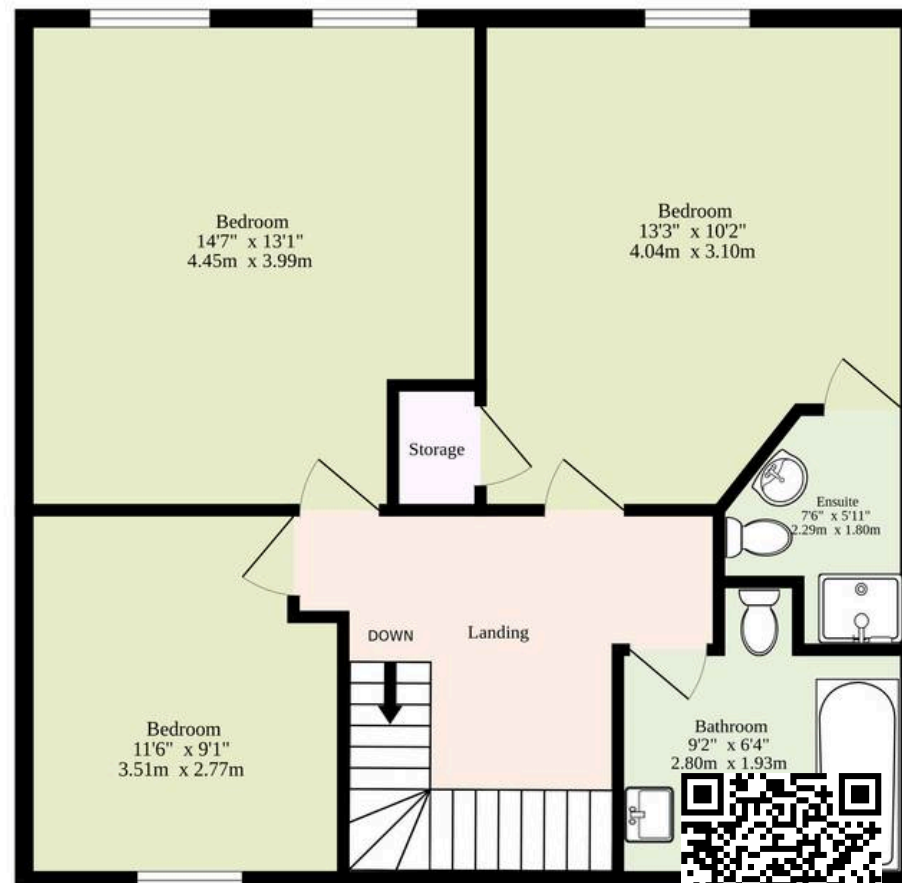
£500p/a for the maintaining the grounds, this cost can however vary with how much work needs doing throughout the year.



**Ground Floor**  
662 sq.ft. (61.5 sq.m.) approx.



**1st Floor**  
659 sq.ft. (61.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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