



## 10 Gallard Way, Rackheath

Offers in Region of £340,000



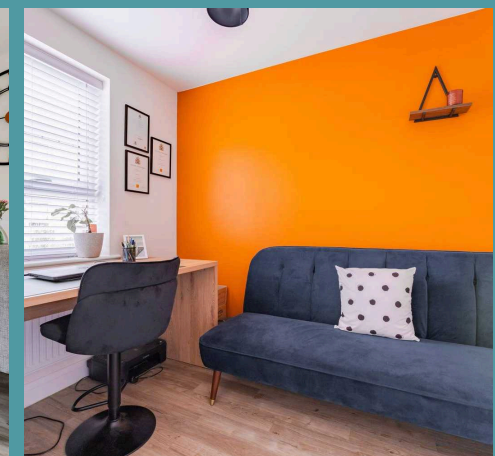
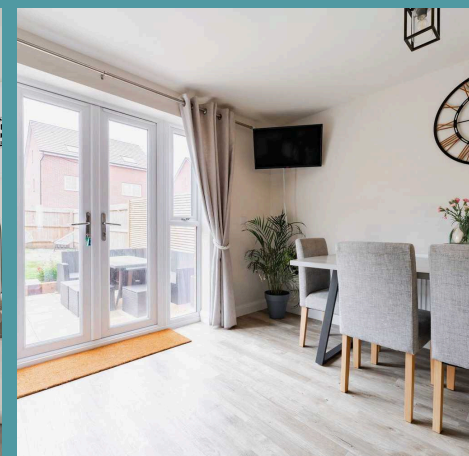
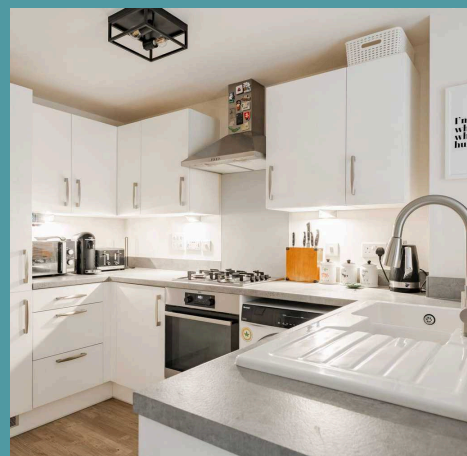
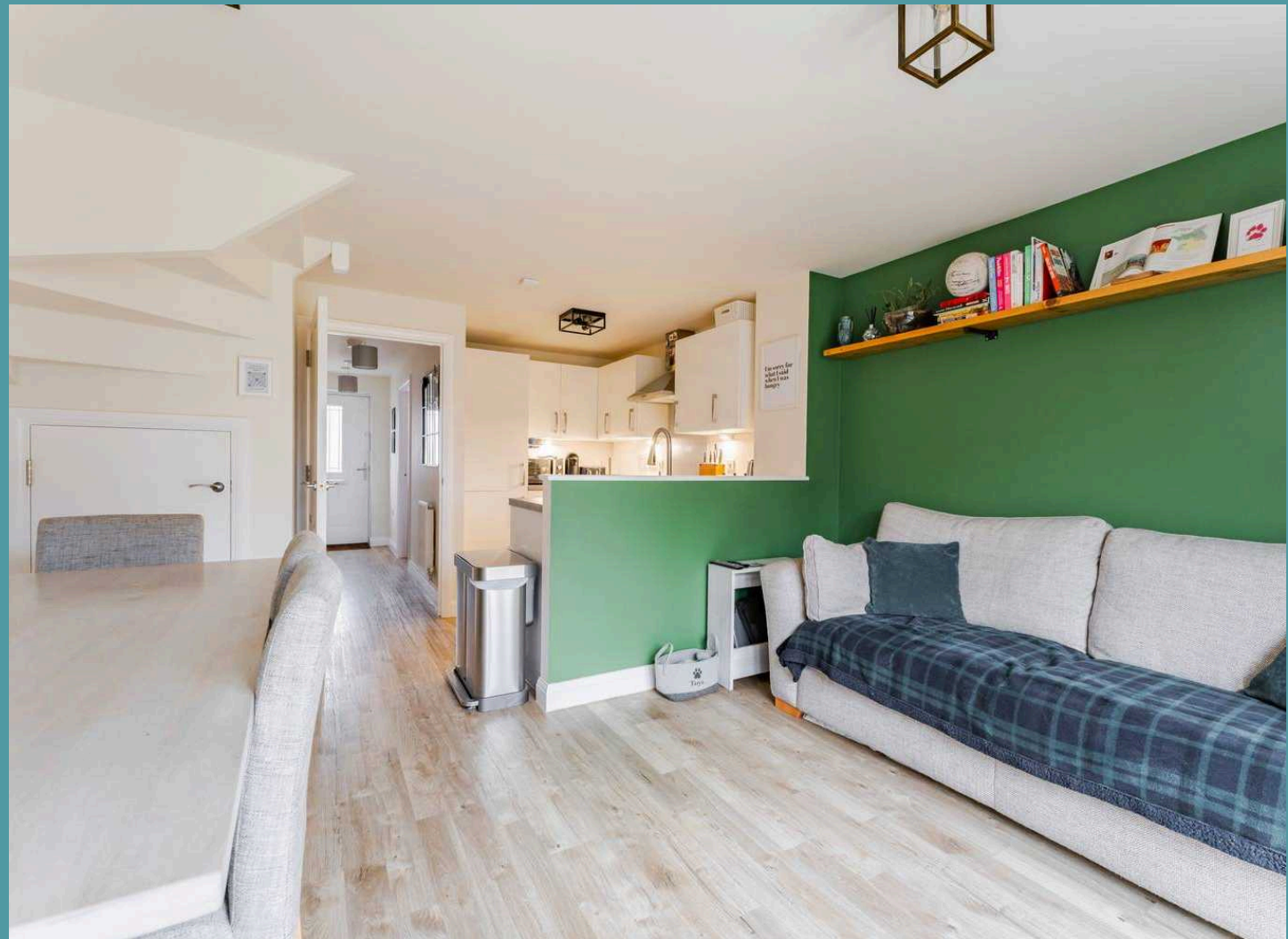
# 10 Gallard Way

Rackheath, Norwich

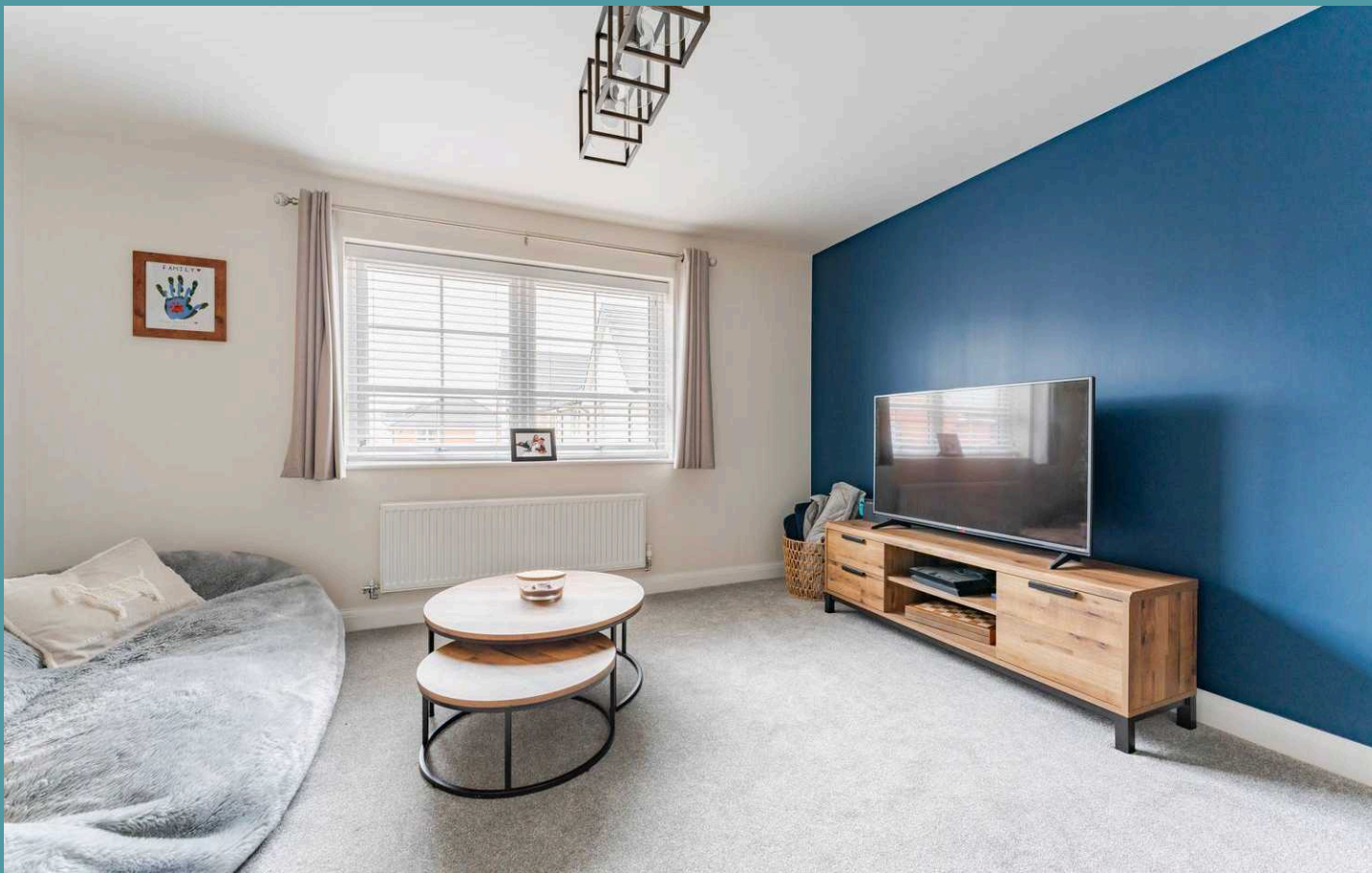
This stunning semi-detached townhouse offers a beautiful family home boasting comfortable and contemporary design features. Spread over three floors, the property provides spacious and versatile accommodation, perfectly suited to modern-day living. Don't miss the chance to acquire this home and experience all it has to offer.

## LOCATION

Rackheath is a village located in the county of Norfolk, England, with the postcode district NR13. It lies approximately 6 miles north-east of Norwich, making it a relatively short drive from the city while still offering a more rural setting. The village benefits from its proximity to the A140 and the A1042, providing good road links to Norwich and nearby areas. Rackheath is part of the broader Broads National Park, with nearby scenic landscapes, including marshes, rivers, and woodlands, offering plenty of opportunities for outdoor activities. It is a quiet village, surrounded by farmland, and has a mix of residential properties, from traditional cottages to more modern homes. The local community is friendly, with several amenities nearby in neighbouring towns and villages, such as schools, shops, and pubs. The area is also well connected by public transport, with bus services to Norwich and other local destinations.







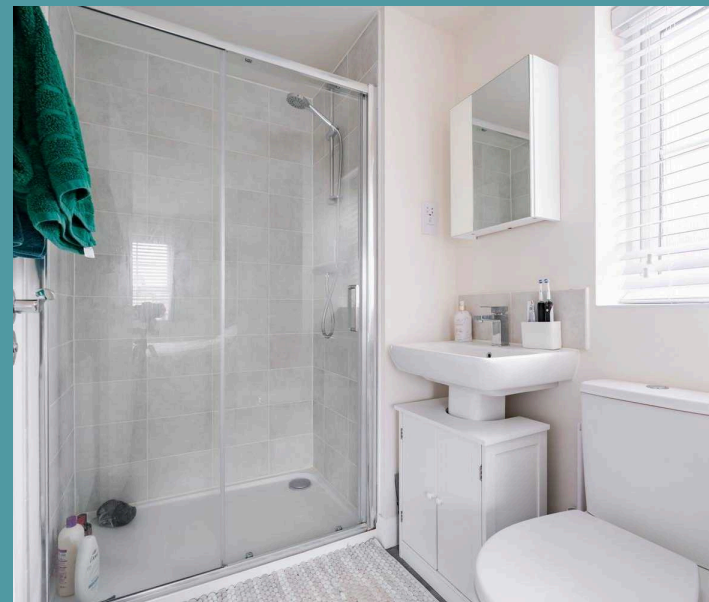
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Rackheath, Norwich

Upon entering through the welcoming entrance hall, you are greeted with a sense of warmth and style that flows effortlessly throughout the home. The ground floor conveniently houses a WC, ensuring practicality and ease for residents and guests alike.

The heart of this property lies in the open-plan kitchen/dining/living room, a beautifully designed space with high-quality fixtures and fittings that create a seamless blend of functionality and elegance. This area is perfect for both every-day family living and entertaining guests, offering a versatile layout that adapts to your lifestyle needs.

For those seeking a dedicated workspace, a versatile study positioned on the ground floor is ideal for those who work from home or need a private area for study, this space offers flexibility and can easily be re-purposed to suit various needs.



Ascend to the upper floors, where you will encounter four double bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine, while a well-appointed family bathroom serves the remaining bedrooms with convenience and ease.





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Towards the rear is a well-maintained garden, primarily laid to lawn, with a patio area for your outdoor seating arrangements. A wooden shed is ideal for storing your garden equipment and tools. Overall, it is fully enclosed for privacy and seclusion. At the front of the residence is a driveway providing off-road parking for residents and guests.

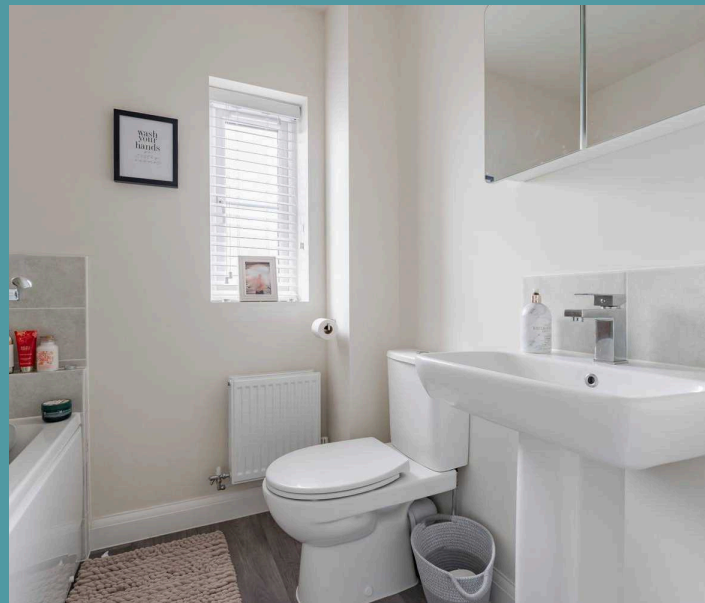
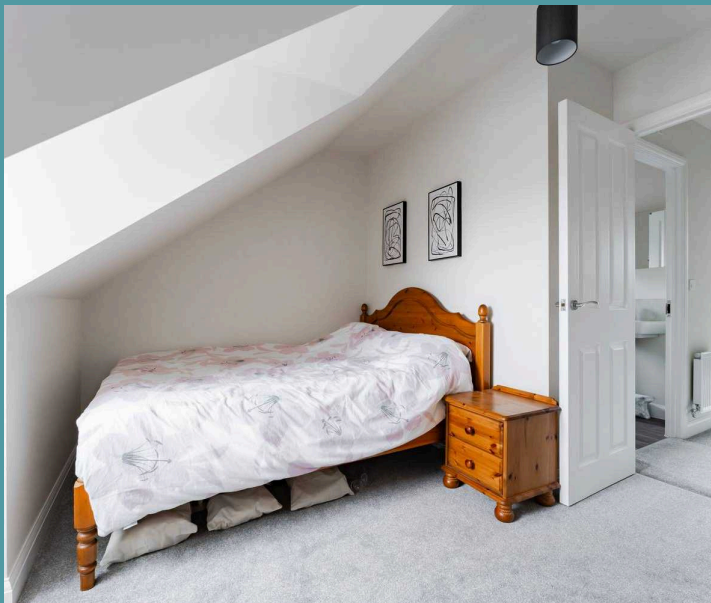
### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D





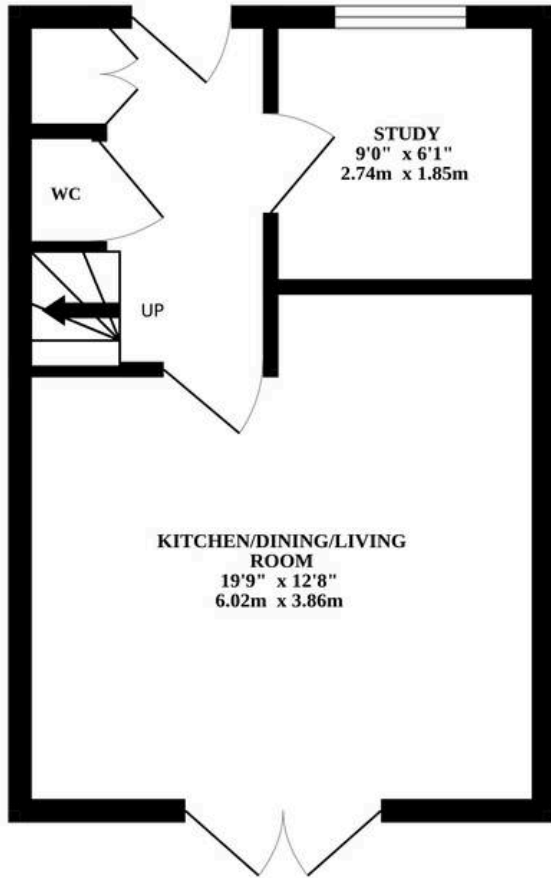
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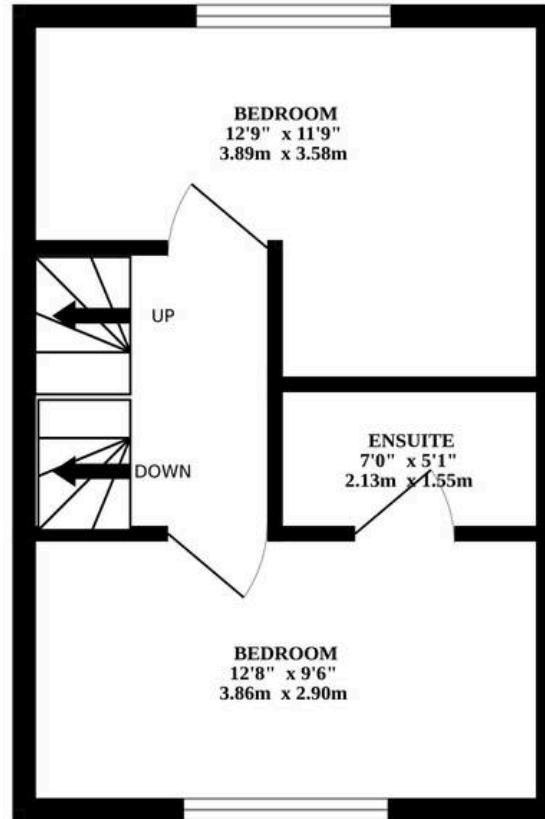
- Semi-detached townhouse
- Beautiful family home - Comfortable and contemporary design
- Spacious and versatile accommodation over three floors
- Welcoming entrance hall & a convenient ground floor WC
- Open-plan kitchen/dining/living room - High quality fixtures and fittings
- Versatile study suitable for someone looking to work from home
- Four double bedrooms, one private en-suite & a family bathroom
- Maintained garden - Fully enclosed for privacy
- Driveway providing off-road parking
- In close proximity to all local amenities and natural surroundings



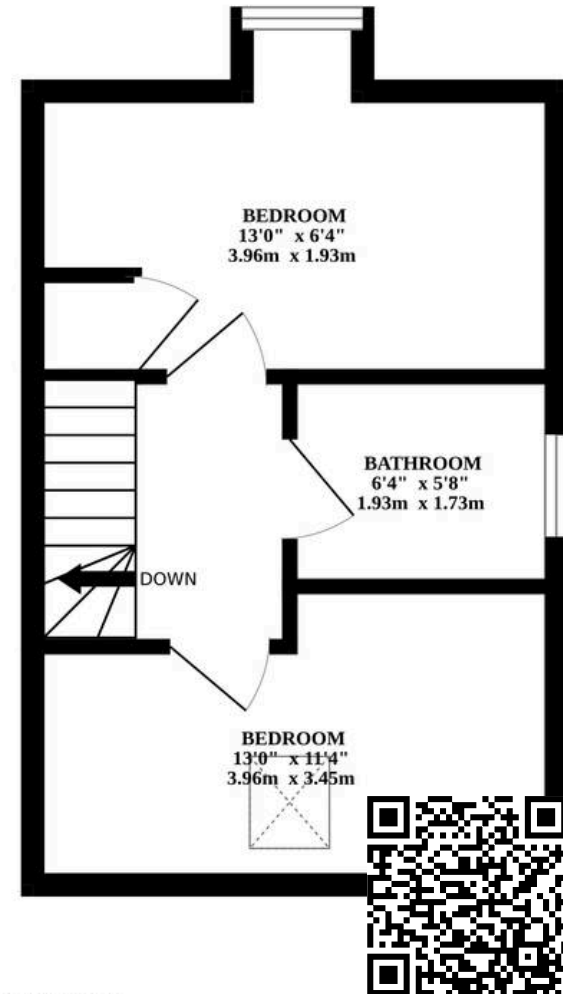
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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