ARLINGTON PARK







29 Claxton Road

Rackheath, Norwich, NR13 6UT

£380,000

4 2 2 A

Arlington Park is delighted to present this immaculate four-bedroom detached family home, constructed in 2025 by David Wilson Homes, situated on the desirable Woodland Heath development in Rackheath. This modern freehold property offers a superb blend of contemporary design, high-quality finishes, and spacious living areas. Offered to the sales market in excellent condition, it benefits from the remainder of a ten-year NHBC warranty and a one-year builder's guarantee.



DETAILED DESCRIPTION

This beautifully presented detached home is offered in excellent decorative order and benefits from gas central heating. The layout flows exceptionally well; upon entering, you are greeted by a welcoming hallway featuring premium Amtico herringbone flooring, which continues seamlessly throughout the ground floor. The ground floor layout comprises a convenient cloakroom and a comfortable living room enhanced by contemporary window shutters. The expansive kitchen and dining area serves as the heart of the home, showcasing modern grey cabinetry, under-cabinet lighting, an integrated double oven, and a gas 5 burner hob. This space features a separate utility cupboard, as detailed on the floorplan, and features French doors opening out to the rear garden.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a modern family bathroom fitted with a panelled bath and a heated towel rail. The principal bedroom boasts built-in sliding mirrored wardrobes and a private en-suite shower room equipped with a large shower enclosure.

A second double bedroom offers ample space, while the remaining rooms, currently utilised as a nursery and a home office, provide flexibility for a growing family. Externally, a tandem driveway provides off-road parking for two vehicles and leads to a detached brick garage with power and light connected. The rear garden is predominantly laid to lawn, complete with a paved patio that is ideal for outdoor dining and entertaining.

COMPLIANCE AND KEY INFORMATION

Energy Performance Certificate: Rating A.
Council Tax Band: D
Local Authority: Broadland District Council.
Broadband Availability: Superfast and Ultrafast connections are available in this postcode, with estimated speeds up to 1130 Mbps.

Material Information: Freehold property built in 2025 by David Wilson Homes. The property benefits from one year remaining on the builder's guarantee and nine years remaining on the NHBC warranty. Connected to mains gas, electricity, water, and drainage.

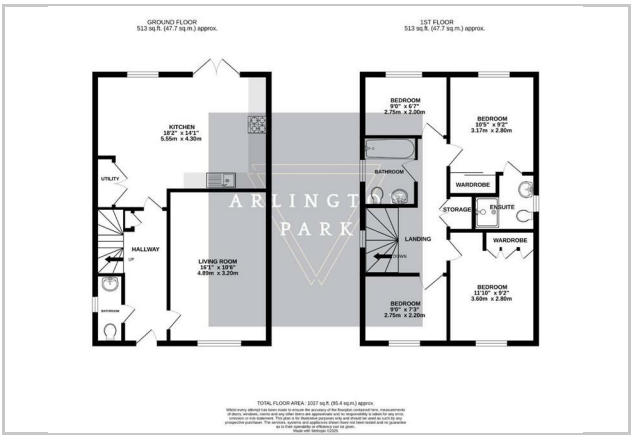
LOCAL AREA AND FACILITIES

Situated within the highly regarded Woodland Heath development in Rackheath, the property is located approximately five miles from Norwich city centre. The area is well-served by local amenities, including shops, a pharmacy, and a post office, alongside excellent leisure options such as the nearby Sprowston Manor Golf Club and 15 acres of local green open space with woodland walks. Educational facilities are highly accessible, with Rackheath Primary School located just 1.4 kilometres away. For commuters, transport links are exceptionally convenient; the location offers seamless travel connections via the NDR and A47, while Salhouse railway station is situated approximately 2.3 miles away, providing regular services to Norwich and the wider Norfolk area.

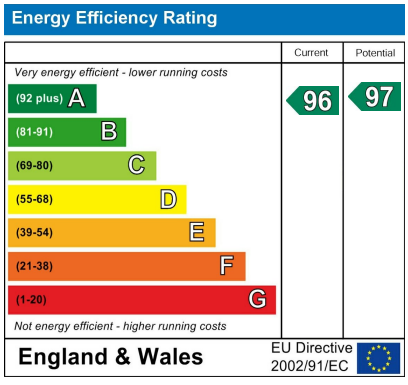












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