



46 Luscombe Way, Rackheath

Guide Price **£500,000**

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46 Luscombe Way

Rackheath, Norwich

Occupying an attractive position set back from the road, this substantial detached family home extends to over two floors, offering beautifully proportioned accommodation that has been thoughtfully arranged to suit the demands of modern family life. With five bedrooms, a variety of reception spaces and a well-balanced layout, the property combines elegant entertaining areas with practical everyday living.

A welcoming reception hall provides access to the principal ground-floor accommodation, including a cloakroom, a versatile family room with an adjoining utility area, and internal access to the integral garage. The generously proportioned sitting room forms an elegant principal reception space, centred around a feature fireplace, with double doors opening into the formal dining room to create an excellent flow for entertaining. Beyond, a bright conservatory with a solid roof, enjoys views over the rear garden and provides an additional reception area with direct access to the outside.



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The kitchen/breakfast room forms the heart of the home, offering generous workspace and ample room for informal dining. French doors open directly onto the rear terrace, creating a seamless transition between the house and garden and providing an ideal setting for everyday family life as well as summer entertaining.

The first floor is arranged around a central landing and comprises five well-proportioned bedrooms. Four benefit from fitted storage, while the principal bedroom enjoys the advantage of an en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, providing comfortable accommodation for family and guests alike.

Offering a successful balance of formal and informal living spaces together with generous bedroom accommodation, the property presents an exceptional opportunity for those seeking a spacious and adaptable family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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46 Luscombe Way

Rackheath, Norwich

- (Guide Price £500,000 - £525,000) Spacious five-bedroom detached family home
- Sitting room with feature fireplace, dining room and conservatory
- Generous kitchen/breakfast room opening onto the sun terrace
- Versatile family room, utility, cloakroom and integral garage
- Principal bedroom with en-suite plus four further bedrooms
- Enclosed rear garden with patio terrace
- Brick-weave driveway providing ample off-road parking
- Popular Rackheath village close to local amenities and Norwich



GARDEN

The property is approached via an attractive brick-weave driveway, providing ample off-street parking and access to the integral garage. Set well back from the road, the house enjoys an appealing frontage, while a secure side gate leads through to the enclosed rear garden. Designed with both family living and entertaining in mind, the rear garden is predominantly laid to lawn and bordered by well-stocked flower and shrub beds, creating a mature and colourful setting. A generous paved terrace extends directly from the house, providing an ideal space for al fresco dining and outdoor entertaining. The garden also benefits from a summer house together with multiple storage sheds positioned to either side of the property, offering excellent practical storage. Enjoying a good degree of privacy, the garden is not directly overlooked, creating a peaceful and secluded outdoor space.

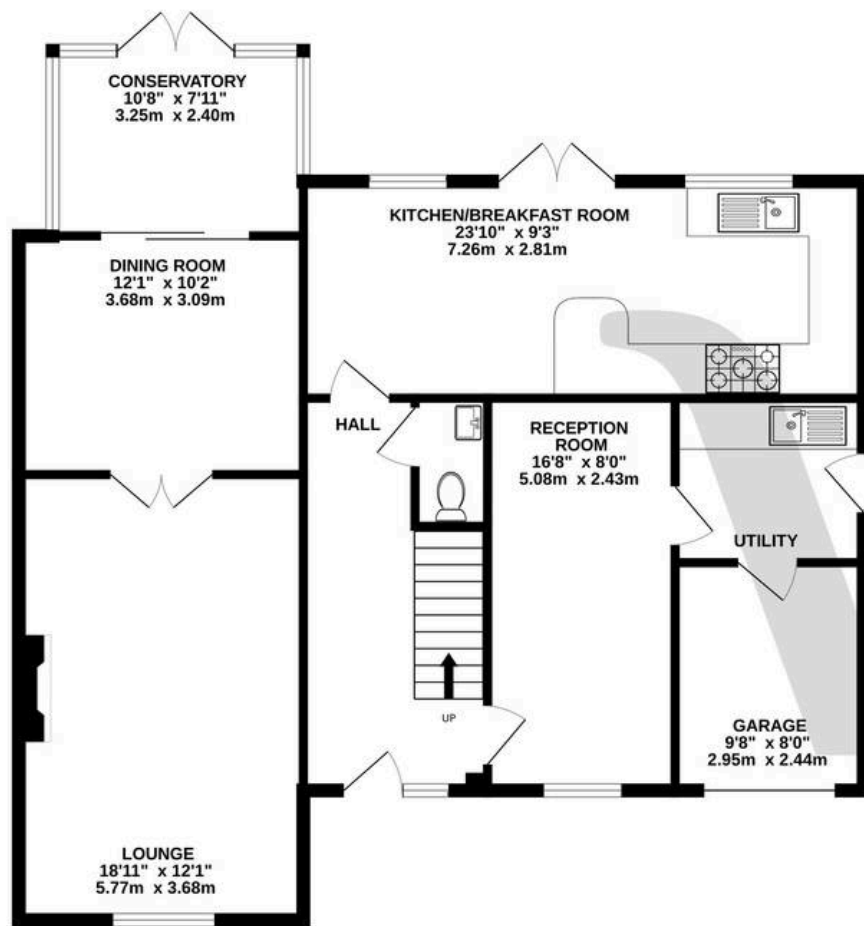
GARAGE

6 Parking Spaces

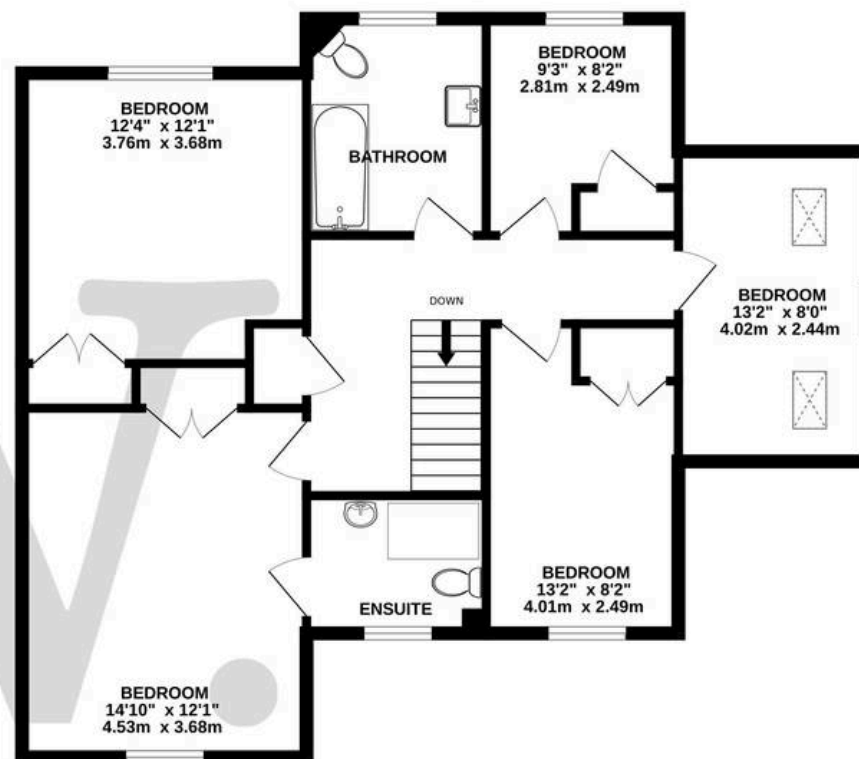
Brick weave driveway for multiple vehicles with an EV charging point.



GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.7 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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