



THE STORY OF

74 Bracondale

Norwich, Norfolk

SOWERBYS

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74 Bracondale

Norwich, Norfolk
NR1 2BE



Attractive Semi-Detached Period Property

Well-Presented and Retaining Many Characterful Features

Two Reception Rooms

Kitchen Overlooking Garden

Two Double Bedrooms with Built-In Storage

Recently Upgraded Shower Room

Landscaped Garden with Patio, Lawn and Outbuilding

Convenient City Centre Location

Walking Distance from Norwich Railway Station,
Carrow Road and Whitlingham Broad



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“Deceptively spacious accommodation
with an abundance of character.”

A Tudor cottage on the edge of the city.

A rare opportunity to acquire this most exquisite cottage on Bracondale. This is a charming unlisted semi-detached property was constructed in 1656 and is located at the bottom of Bracondale across from Carrow Abbey. The accommodation is deceptively spacious with an abundance of character. The cottage is just 10 minutes' walk away from the city centre and the railway station. The City Football Club at Carrow Road and County Hall are less than 5 minutes' walk away.

The front door opens to an entrance vestibule with inner door to the front reception room. There is an inglenook fireplace and a storage cupboard to the front. A step leads up to the rear reception room with french doors to the rear garden. There is also a concealed door to the kitchen. The kitchen is fitted with a range of base units and overlooks the garden. A door from the front reception room gives access to the first floor.



The principal bedroom is to the front and has a wardrobe. The shower room is well-presented and has been recently upgraded by the current vendor. Stairs from the landing continue to the second floor with a double bedroom enjoying views over the garden to the rear and under-eaves storage.

“The property has the versatility for home working which has been invaluable.”

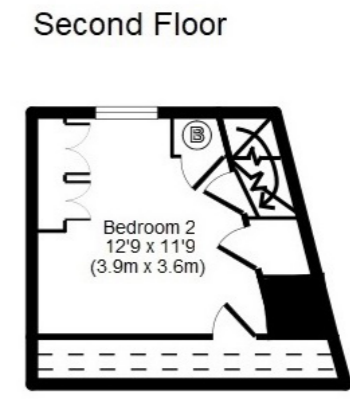
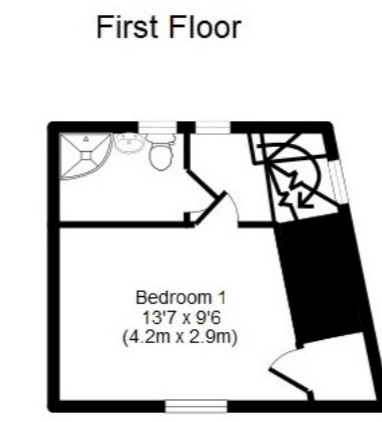
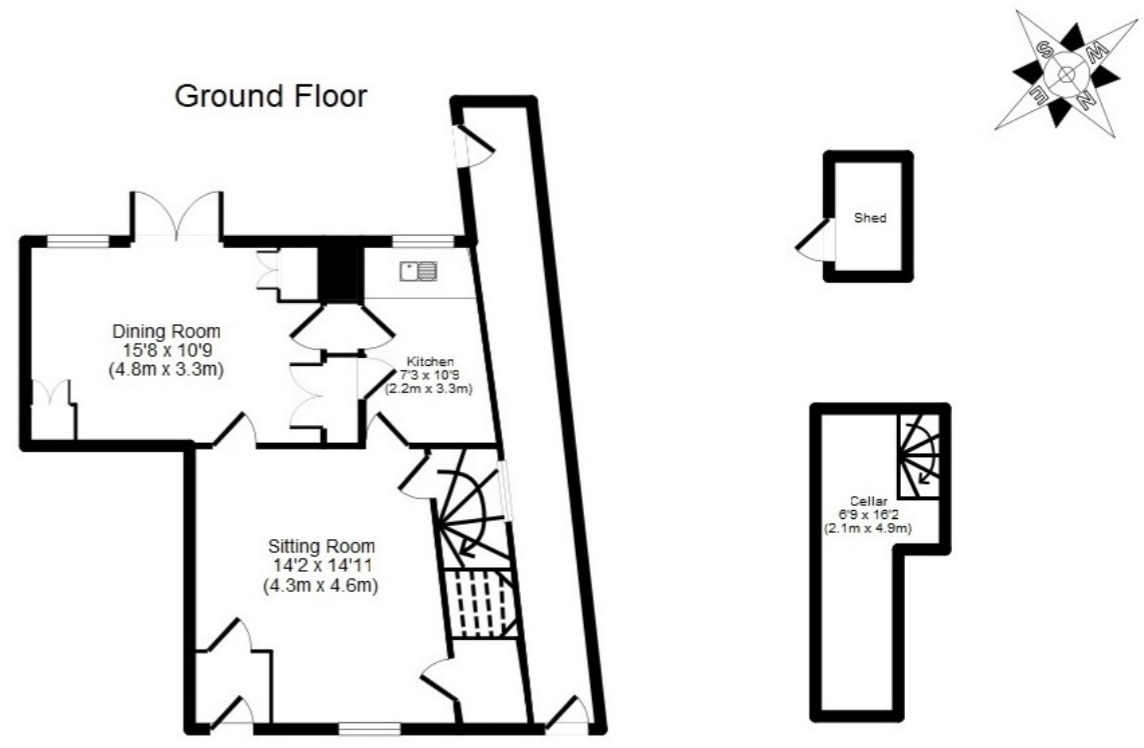




Externally there is a delightful landscaped garden with steps up to a lawn area edged by raised beds. There is a former privy now providing storage and a door to a covered side passageway ideal for storing bicycles.



“The garden is a wonderfully sheltered sun trap.”



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Brianmorrisproductions 2021. Produced for Sowerbys.

APPROX GROSS INTERNAL FLOOR AREA: 1201 sq. ft / 112 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy

as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

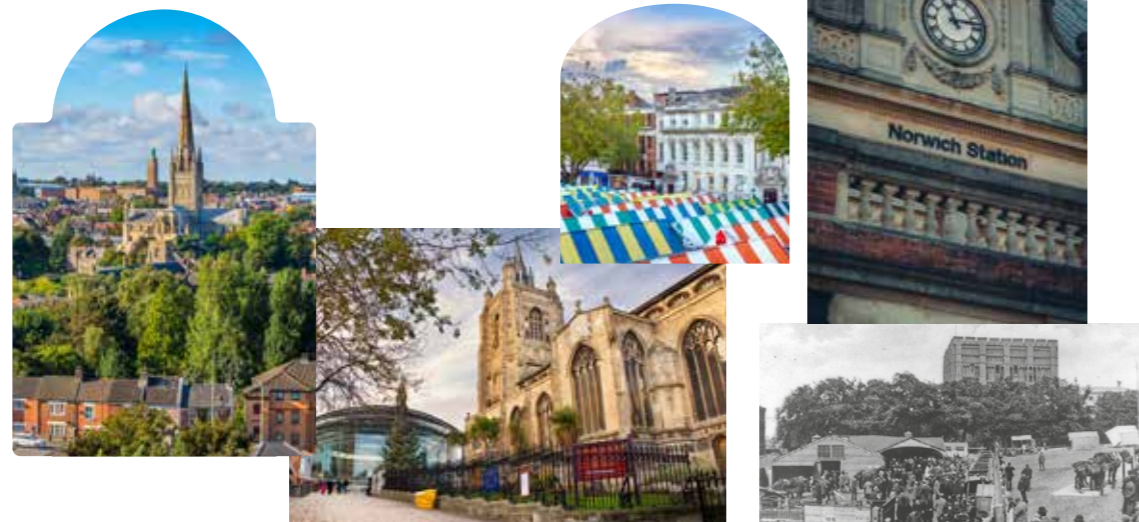
Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



Norwich City

“The city is on the doorstep yet the NDR is within easy access for convenient travelling.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 7639-5425-5000-0574-5206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///formed.garage.softly

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SOWERBYS



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