



THE STORY OF

31 Bracondale

Norwich, Norfolk

SOWERBYS

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THE STORY OF
31 Bracondale

Norwich, Norfolk,
NR1 2AT

Historic City Residence

Grade II Listed

Wealth of Character Features

Superb Plot with a Large Driveway

3,000 Sq. Ft. of Versatile Accommodation

Four Double Bedrooms

Generous Proportions and High Ceilings

Garage and a Cellar

Reams of Natural Light

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“The receptions boast a timeless elegance with such distinguished architecture.”

Standing proudly within an enviable plot, this fine period residence showcases the very best of both the Georgian and Victorian vernacular across 3,000 sq. ft. of enchanting and wonderfully versatile accommodation. A distinguished welcome home is assured with the handsome Georgian façade adorned thereafter with box fronted bays, dressed with string courses and dentillation.

The inviting hallway greets you with mosaic tiles, and is flanked by two archetypal receptions, complete with generous feature fireplaces, high ceilings, functioning shutters, coving and of course reams of natural light via the bay windows. In fine balance to these wonderful entertaining rooms, a family

room to the rear makes for a pleasant space to decompress and enjoy views of the mature trees in the garden.

The kitchen can also be found at the rear quarter, and boasts ample space for a wealth of cabinetry and a breakfast table. The adjoining utility provides the perfect complement to the well-equipped kitchen.

The sprawling accommodation continues to the rear with a west-facing garden room, providing an idyllic space to retire after long dinners on the terrace, whilst a large study provides invaluable versatility. A guest WC and boot room with back stairs complete the ground floor.





The first floor is home to the four generous bedrooms. Two superb doubles grace the front of the home, with stripped and varnished floorboards, beautiful feature fireplaces, high ceilings and yet more elegant light via the sash windows within the box bays. A further generous double enjoys more views of the rear garden, whilst a highly versatile fourth bedroom features a dressing room and its own staircase to the boot room downstairs. All the bedrooms are well-served by the central family bathroom.



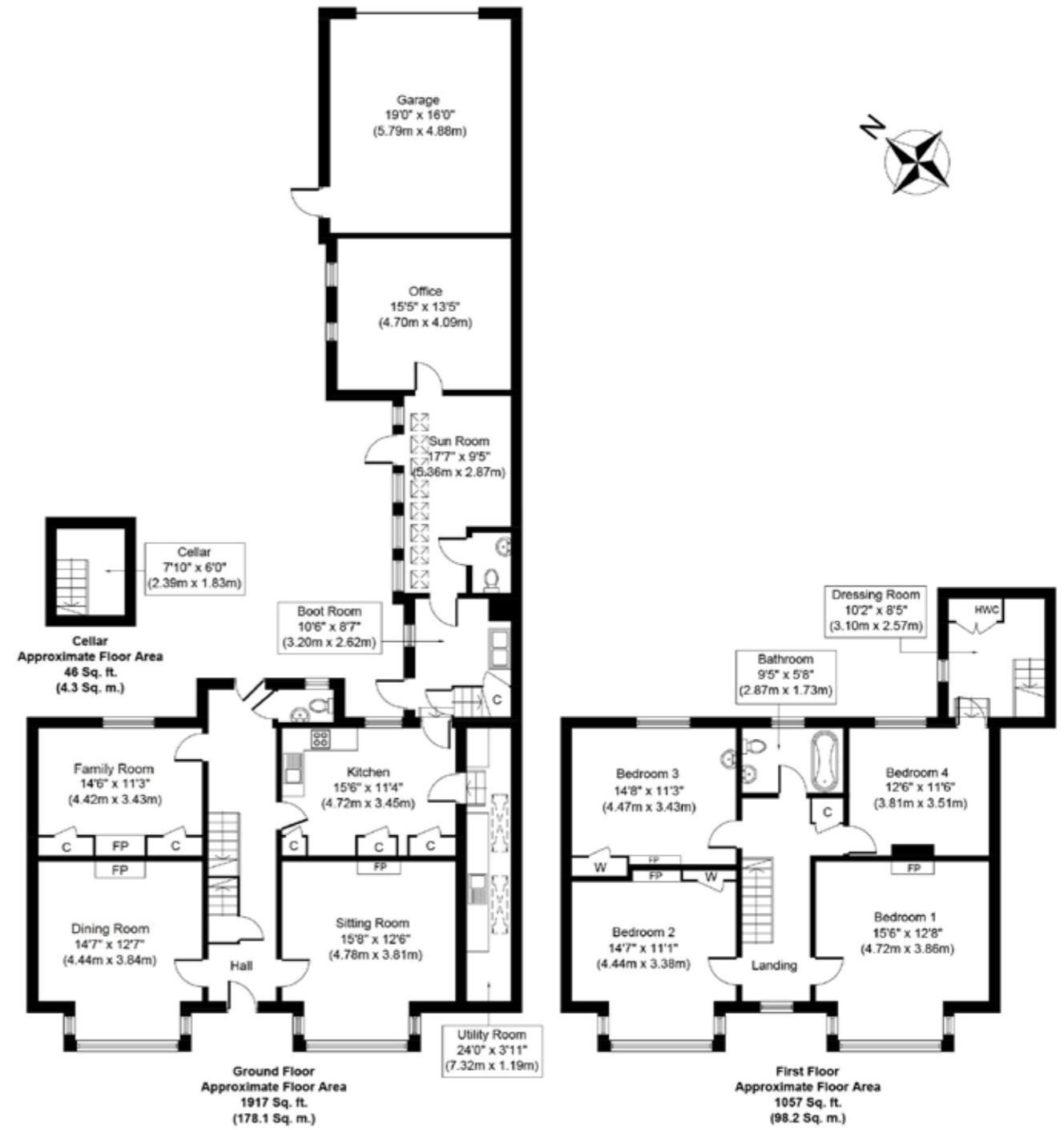
“The reassurance of having a welcoming home to look forward to returning to after a busy day is such a luxury.”



Amongst the finest features of this home is the walled plot in which it sits. The large driveway to the front provides off road parking for numerous vehicles, whilst to the rear of the property, just off Ice House Lane, is the property's garage, a rare find in a city centre home. A pedestrian gate then leads you to the private, walled rear garden, which boasts a manicured lawn flanked by a sprawling paved terrace and well-stocked mature flower beds.



“The location is hard to beat, on the fringes of the city, walk-able, whilst still enjoying a large plot and parking.”



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.



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 Skyline

“The thriving city is on your doorstep - theatre, restaurants and culture.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 9270-2031-8000-2420-3045

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: ///woof.parks.remain

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