



31 Bracondale
Norwich, Norfolk NR1 2AT

BROWN & CO



31 Bracondale, Norwich, Norfolk NR1 2AT

An outstanding opportunity to acquire a handsome four/five-bedroom period property in a prestigious location within striking distance of Norwich.

GUIDE PRICE - £950,000



DESCRIPTION

A rare opportunity to acquire an outstanding period property, being Listed Grade II as a house of architectural and historic interest, situated on Bracondale; a prestigious road steeped in local history and within easy reach of Norwich. No.31 Bracondale is a substantial detached house with delightful grounds and set well back from the road, retaining a great deal of the original charm of the property.

The house is in exceptional order with many period features to the property including sash windows with original shutters (all in working order), bespoke joinery, coving and fine fireplaces. The accommodation is well arranged over three floors and includes a porch entrance with distinguished tiling, entrance hall, drawing room, formal dining room, family room, kitchen/breakfast room, adjoining utility room, garden room, cloakroom and a study on the ground floor. On the first floor the spacious landing area enjoys access to four super double bedrooms and the family bathroom. An adjoining dressing room flows beautifully off bedroom four and benefits from a back staircase. The cellar is accessed off the entrance hall.

The property is approached from the road via a drive leading up to the front and there is hard standing for a number of vehicles.

The rear garden is laid to lawn with flower borders and hedging on two sides, an exceptional feature to the house are the walled gardens and the terrace which adjoin the rear of the house beautifully. The garaging is accessed off Ice House Lane and a pedestrian gate leads back into the gardens. The whole enjoys a great deal of privacy from neighbouring properties.

There is scope to extend to the rear, subject to obtaining the necessary planning and listed building consents.

LOCATION

Situated off Bracondale and within walking distance of the centre of Norwich and local shopping and transport facilities. The Norwich southern bypass and A11 trunk road is easily accessible and the village of Trowse with access to Whitlingham Lane is close by as well. This is an excellent opportunity to live in one of the prime residential areas of Norwich.

DIRECTIONS

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Services -Mains water, electricity, gas central heating, mains drainage.

Local authority – Norwich City Council
Council tax band- G

Acreeage – 0.171 acres (stms)

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

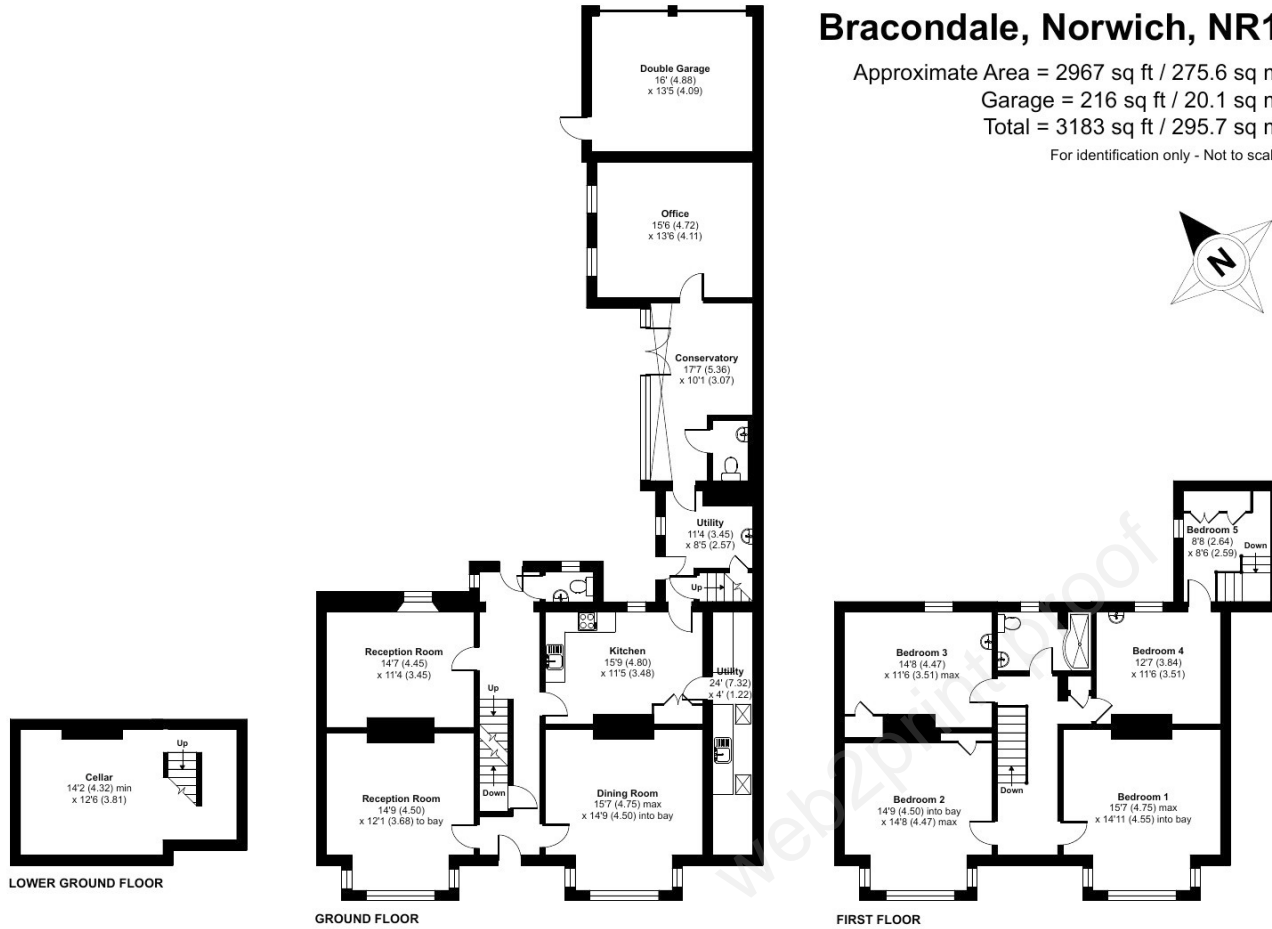
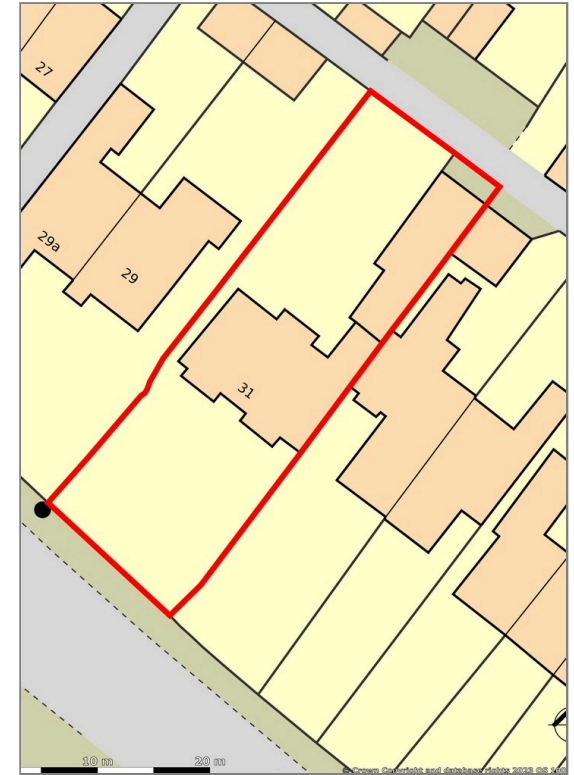
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Bracondale, Norwich, NR1

Approximate Area = 2967 sq ft / 275.6 sq m
 Garage = 216 sq ft / 20.1 sq m
 Total = 3183 sq ft / 295.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Brown & Co. REF: 1018324

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		

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