



74 Bracondale
Norwich | Norfolk | NR1 2BE

A REAL PERSONALITY



“This gorgeous period home has so much character, with features aplenty found throughout. Set within the city, you can walk to the station, to the shops, the theatre and more, but you can just as easily enjoy a walk around Whitlingham Broad and feel as though you’re in the middle of the country. Also Accessible to Bramerton, Surlingham and Caistor where from where we walk the dog. And easy access to the A47, A140 and A11. A flexible home with so much to offer, this is the dream!”



KEY FEATURES

- Prestigious address for this terrace on the edge of the City
- Superb for permanent living, investment, or a city nest
- Accommodation over 3 floors and a cellar
- Sitting Room, Kitchen/Living/Dining space, Two Bedrooms
- Enclosed walled garden
- Total Accommodation extends to 1001sq.ft

This part of Norwich is known for its character and charm, the street lined with handsome period properties. Many are built on a grand scale, yet this little cottage more than holds its own, with its attractive Georgian frontage. Full of character but also sympathetically renovated, it's proved incredibly versatile to the current owner and has met a number of different needs over the years. Stained glass windows in the stairwell which catches the evening sun. Ample outdoor storage space in the outbuilding in the garden and side conservatory. Side conservatory greenhouse for growing vegetables and flowers. Oak posts in the garden for erecting a pergola

Pretty As A Picture

The house isn't listed, but it dates back to around 1650, with a later Georgian façade. This means you get the cosiness of beams and an inglenook fireplace with the handsome good looks of the Georgian era. The owner originally moved in here with her son as the location was ideal for her work and for his school. Her son has now grown up and flown the nest and the owner ran her family business with husband from the building for a while. She has upgraded and improved her home whilst allowing the authentic character to shine through and the result is a flexible property that's remarkably unspoilt yet very comfortable.

Attractive And Unspoilt

You can enter the cottage itself through either the front door or a private passageway to the side of the property, leading through to the back garden and secured at both ends. There is a garden gate to the side of the property. The main door takes you into a lobby leading onto the delightful sitting room. There's a gorgeous inglenook with fire basket for enjoying open fires, making the beamed room wonderfully cosy. The stairs wind their way around behind the chimneybreast. To the rear of the house you'll find the dining room, with another fireplace and double doors onto the garden. The two reception rooms are large enough to be swapped around if preferred. The kitchen is reached through both receptions.





KEY FEATURES

There's also a useful dry cellar which the owner confirms is the perfect temperature for wine storage. Upstairs, there's a double bedroom on each floor, again with pretty fireplaces, with a shower room shared between them.

The views from up here are lovely, looking out over your garden and over the gardens on each side, both of which are extensive and attractive. So it's a lovely green view, particularly unexpected in such a central property.

City Living

The cottage is charming, and the part-walled garden adds to its appeal. Facing south-west, it's sunny and bright, set on two levels, with a patio outside the back doors and steps up to a lawn edged with pretty beds. We've not mentioned much about the side passage as yet, but the owner has found it to work well as a greenhouse, having successfully grown tomatoes in there, as well as some nice climbing plants. The garden also has an 'original brick privy' shed now used for storage, which will stay with the cottage. But it's the location that really sets this place apart. A short walk from the greenery of Whitlingham are instead Whitlingham Great and Little Broads and the rivers Yare and Wensum for water sports.

There are two local pubs at Trowse and several within ten minutes' walk on Hall Road/ city Road. Also, 10 minutes' walk from John Lewis. The Ski slopes at Whitlingham are also less than 10 minutes' walk away. County Hall is less than 5 minutes' walk away. It's also a stroll away from the train station and the city centre, so you have everything you need on the doorstep. Private permit parking here means you can have a car, although you may find you don't need one. If you do drive, you'll find the road links are also excellent, with easy access to the A47 and the A11. The owner has found this useful when visiting clients, and the central location great for clients coming by bus or train.

















INFORMATION



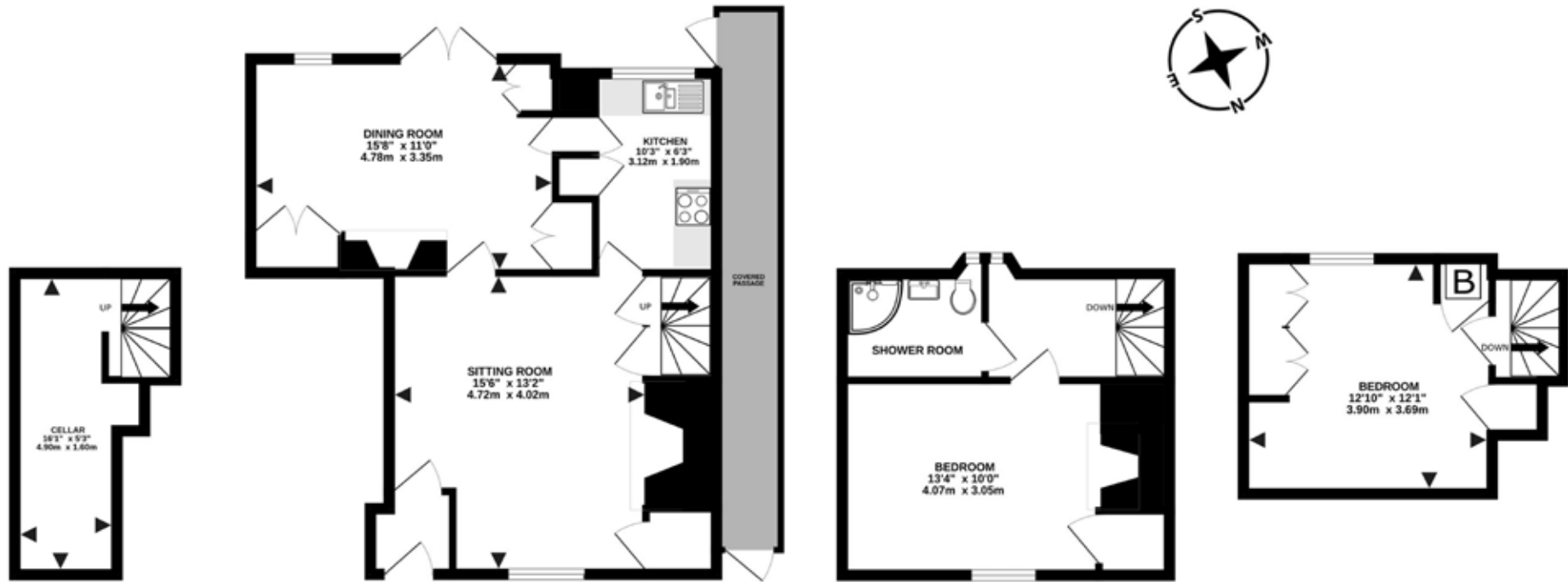
On The Doorstep

Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 43 mins, also providing commuter trains to Cambridge. Opposite to the train station is the Riverside entertainment area, there are restaurants, arcades, bowling centre, gravity trampoline park, a gym and a cinema. Carrow Road Football Club is a stones throw away from the train station. The Norfolk Broads is approx 5 miles away where you can have great days out, special events to enjoy and idyllic places to stay in the truly special landscape.

Services, District Council and Tenure

GFCH, Mains - Water & Drainage
Norwich City Council
Council Tax Band D

Tenure
Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
478 sq. ft. (44.4 sq. m.) approx.

1ST FLOOR
239 sq. ft. (22.2 sq. m.) approx.

2ND FLOOR
182 sq. ft. (16.9 sq. m.) approx.

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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