



THE STORY OF

# 44 Bracondale

*Norwich, Norfolk*

SOWERBYS

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THE STORY OF

# 44 Bracondale

Norwich, Norfolk  
NR1 2AP

Grade II Listed Georgian Townhouse

Beautiful Period Features

Three Bedrooms

Two Reception Rooms

Kitchen/Breakfast Room

Basement

Front and Rear Gardens

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“We would describe our home as comfortable and elegant.”

A charming Grade II Listed Georgian townhouse that offers an abundance of period features throughout.

There is a fine entrance door with a glazed fanlight window above. The staircase hall has flag stone flooring to the front with an elegant rising staircase with a mahogany banister that leads to the first floor landing.

To the front there is a fine drawing room with a Georgian sash cord window with original shutters, a central fireplace and two recessed display areas, cornicing, and

a central ceiling rose. Behind the drawing room is the dining room that overlooks the rear garden, with cornicing, a central ceiling rose and two cupboards. Further accommodation includes a well fitted kitchen breakfast room, inner hall with access to the garden, storage cupboard, cloakroom and access to the basement. The basement comprises a study/library and a separate storeroom.

The first floor serves a principal bedroom, two further bedrooms and a family bath and shower room.

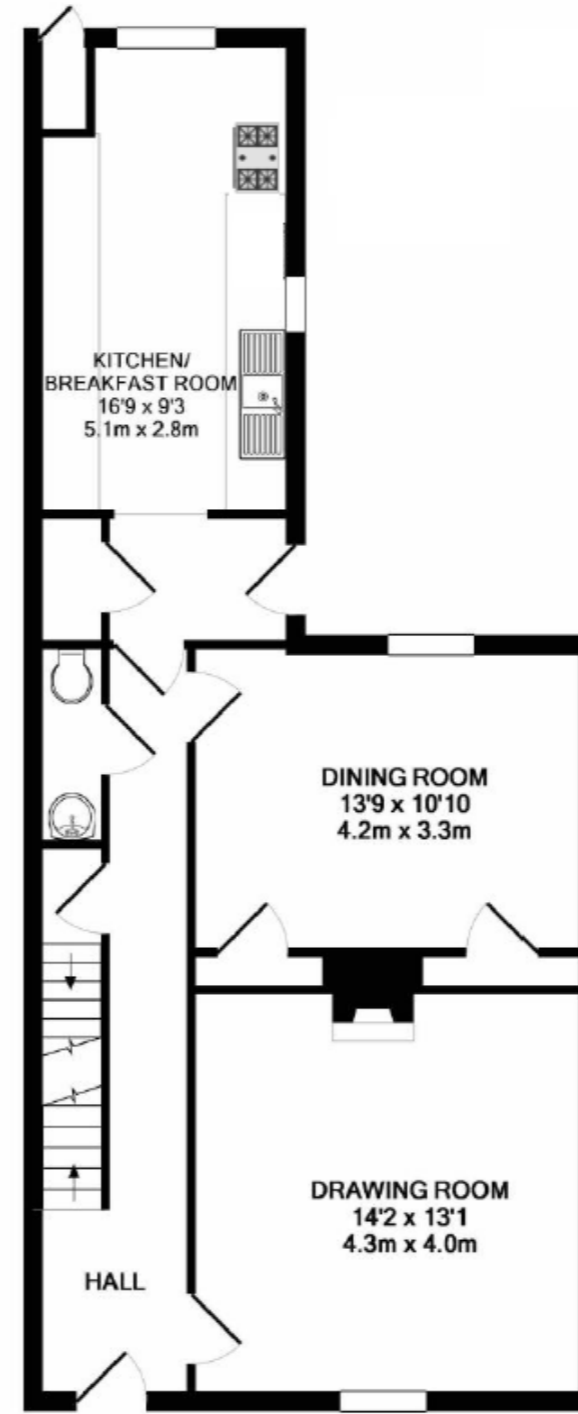




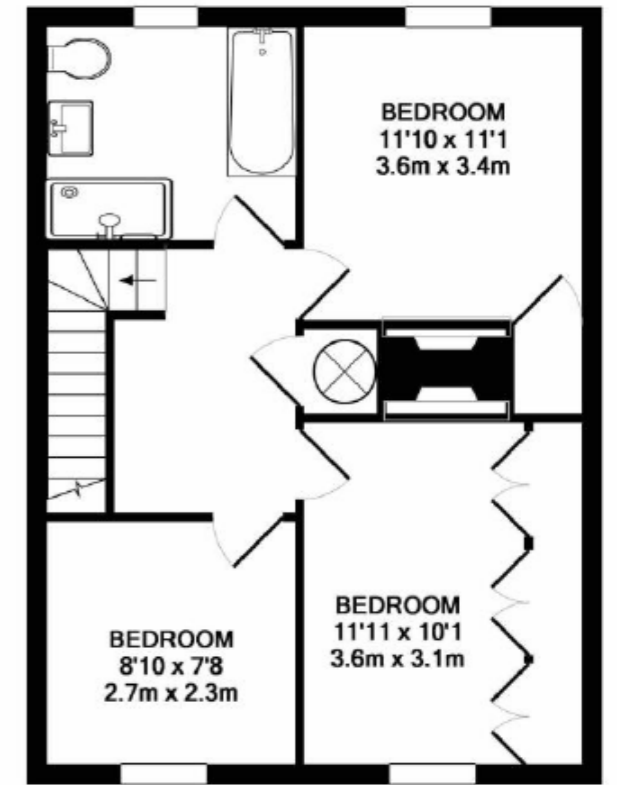
Outside the property sits well back from the road and offers a front garden with a meandering path, gravel, a mature cedar tree and some specimen planting. To the rear there is a terrace, side path, mature shrubs borders and a covered storage area to the rear with a gate. Parking is via permits.

“Whitlingham just down the road is a lovely village to walk around.”

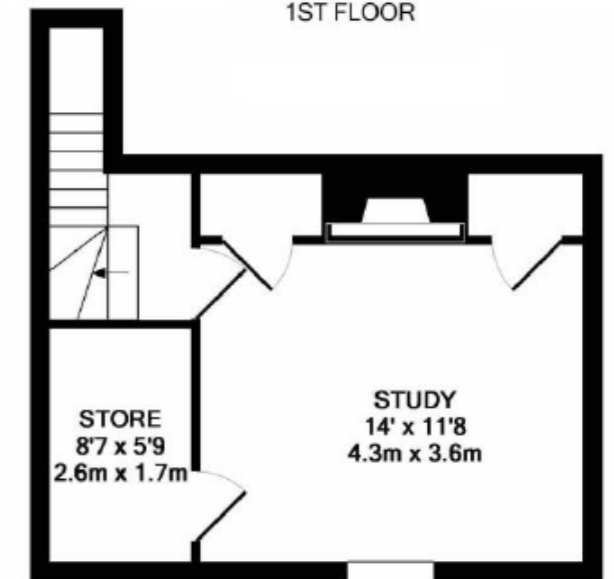




GROUND FLOOR



1ST FLOOR



BASEMENT LEVEL

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 the Vendor



“The garden is delightful, sheltered and quiet with flowers blossoming early due to the garden being a suntrap.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

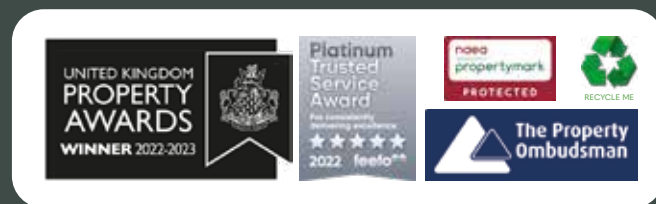
Freehold.

## LOCATION

What3words: ///kite.canny.fees

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# SOWERBYS



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