



## 62 Braithwait Close, Norwich

Offers over £285,000 Freehold

Within the sought-after NR5 postcode of Norwich, you'll find this stunning 3-bedroom detached house presents a prime opportunity for those looking to establish their dream home in a vibrant community. Available chain-free, this fully renovated modern abode caters perfectly to first-time buyers seeking a contemporary and stylish residence in a convenient location.



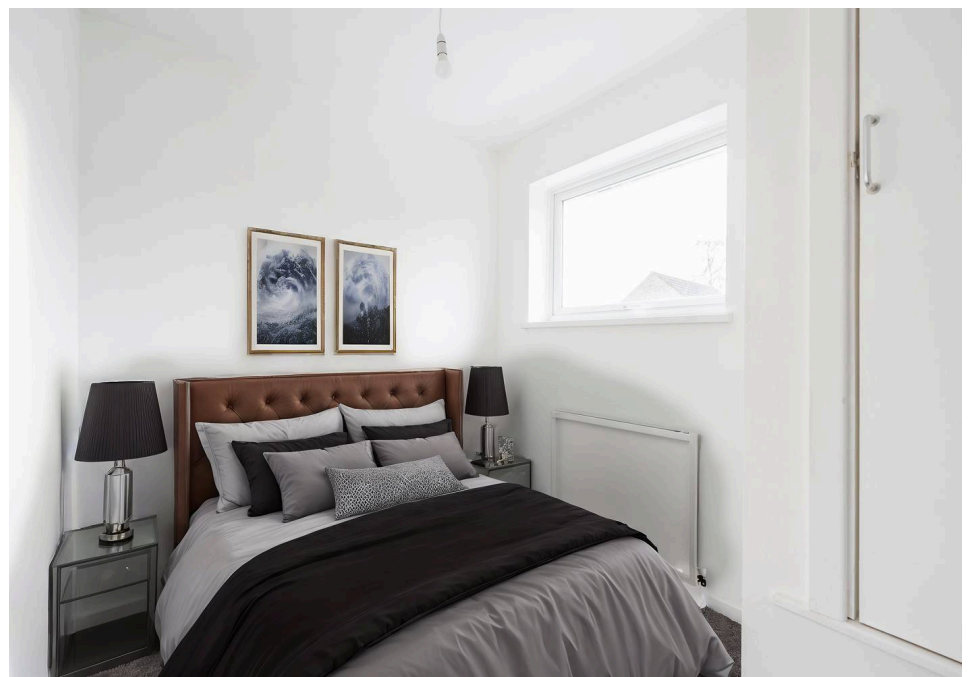
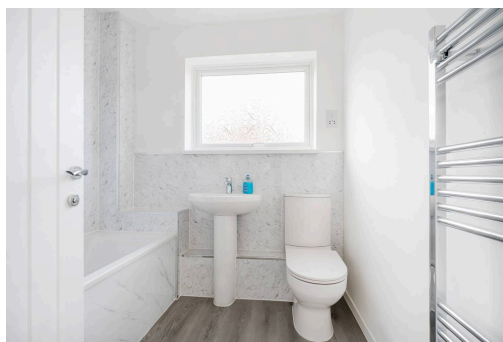
## Location

Nestled in a peaceful residential area, Braithwait Close is ideally situated in the sought-after NR5 postcode of Norwich. This property enjoys a quiet cul-de-sac setting, perfect for families and professionals alike. The location offers excellent access to the University of East Anglia and the Norfolk and Norwich University Hospital, both just a short drive away. Local amenities are abundant, with supermarkets, shops, and leisure facilities conveniently close by. For those who enjoy the outdoors, nearby green spaces and parks provide opportunities for relaxation and recreation. Additionally, Norwich city centre is easily reachable, offering a vibrant mix of shopping, dining, and cultural attractions. With excellent transport links, including bus routes and road access to the A47, this property is perfectly positioned for both convenience and tranquility.



## Braithwait Close

Upon entering the property, you are welcomed into a bright and spacious open-plan living area consisting of a lounge, dining room, and kitchen. The modern design is accentuated by French doors that lead out to the rear garden, offering an abundance of natural light and a seamless transition between indoor and outdoor living spaces.





The living space is a blank canvas waiting for personalisation and comes fully equipped with brand-new appliances, ensuring a hassle-free move-in experience.

Upstairs, three well-sized bedrooms await, providing ample space to accommodate various needs and preferences. Adjacent, the modern family bathroom boasts a sleek design and features a WC, hand basin, and bath with a convenient shower attachment.

Further enhancing the property's appeal is the inclusion of a brand new boiler, off-road parking with a garage, allowing for secure storage of vehicles and added convenience. Residents will benefit from easy access to a range of local amenities, as well as proximity to the University of East Anglia and the vibrant city centre of Norwich.

Outside, the enclosed rear garden offers a wealth of potential and is ready to be transformed into a tranquil oasis for relaxation and entertainment. With a well-maintained lawn and space for personalisation, this area is destined to become a dream garden for outdoor enthusiasts.

### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

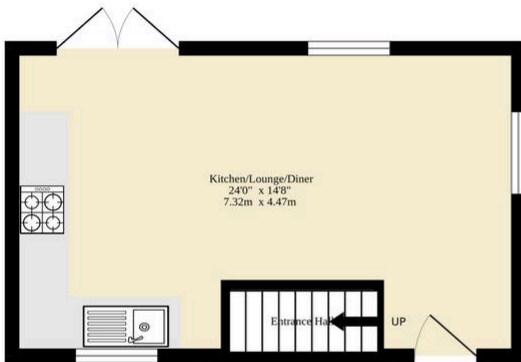
Tenure: Freehold

EPC Energy Efficiency Rating: D

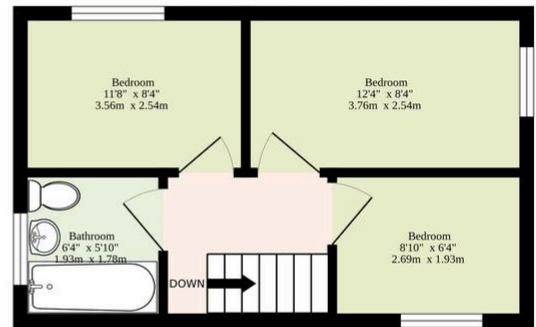
EPC Environmental Impact Rating: D



**Ground Floor**  
355 sq.ft. (33.0 sq.m.) approx.



**1st Floor**  
287 sq.ft. (26.7 sq.m.) approx.



Sqft Does Not Include First Floor Landing

**TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024