



Bracondale Millgate Trowse - NR1 2EQ





## Bracondale Millgate, Trowse

Situated in a private yet centralised setting within the Trowse Millgate Conservation Area, this GRADE II LISTED characterful SEMI-DETACHED HOUSE comes just a short walk from Norwich train station with mainline train links and the city centre with bustling nightlife, shopping and dining options just a few moments further. With over 957 Sq. ft of accommodation (stms) this charming property offers tall ceilings and generous living spaces which include a SITTING ROOM with WOOD BURNER, family bathroom and KITCHEN/BREAKFAST ROOM. The first floor offers THREE BEDROOMS with additional storage spaces while outside a PRIVATE and ENCLOSED REAR GARDEN can be found with patio seating area and lawn space with a brick OUTBUILDING. To the very front there is a front garden, wooden shed and OFF ROAD PARKING for multiple vehicles with a tree lined setting adding privacy and vibrancy.

Council Tax band: A

Tenure: Freehold





- Grade II Listed Characterful Property
- Semi-Detached House
- Large Sitting Room With Wood Burner
- Kitchen/Breakfast Room
- Three Bedrooms
- Large Family Bathroom
- Tiered Private Rear Garden
- Off Street Parking

Located in within the Trowse Millgate Conservation area near the heart of Norwich City Centre providing an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

The property can be found set back from the street with a mature privacy giving green frontage with a shared access shingle driveway taking you beyond the neighbouring property to an opening where off road parking can be found.



## THE GRAND TOUR

Stepping inside you are first met with the central lobby, the ideal place to slip off coats and shoes before heading onto the rest of the home. The unique layout of this property gives it a tasteful charm where split levels and landings can be found throughout. Turning to your left, steps take you down to a second lobby style space currently working as a utility room housing the tumble dryer and fridge with additional storage space sat in front of both the bathroom and kitchen. The bathroom sits just ahead with a predominantly tiled surround. This three piece suite features a shower head and screen mounted over the bath with wall mounted radiator and vanity storage. The kitchen sat just next door features wood effect flooring and leaves room initially for a breakfast table sat in front of the timber framed French doors taking you into the rear patio. The gas fired boiler sits on the wall whilst the adjacent side of the room offers a wide range of wall and base mounted storage units set around rolled edge work surfaces which in turn leave space for additional appliances. On the other side of the property, to the right of the central lobby, is a well proportioned sitting room with tall timber framed windows to one side and a wood burning stove set in the middle of the room. The open carpeted floor space allows for a choice of layout of soft furnishings whilst a second set of timber panelled French doors again take you into the rear garden patio.

Heading up the stairs and the first landing gives you a choice of routes. Turning to your left up a secondary set of stairs will take you to a mezzanine style landing currently used as an additional storage space with vaulted ceilings taking you into the main double bedroom with a dual facing aspect and large open carpeted floor space leaving more than enough room for a large double bed and plenty of storage. Heading back to the first landing, two further bedrooms can be found. The first directly ahead with a rear facing aspect into the rear garden has carpeted flooring laid underfoot and whilst currently housing a single bed which could fit a double bed if desired.

Sat just next door is another room currently functioning as a single with front facing windows, carpeted flooring and handy built in storage.

## FIND US

Postcode : NR1 2EQ

What3Words : ///fuzzy.words.meant

## VIRTUAL TOUR

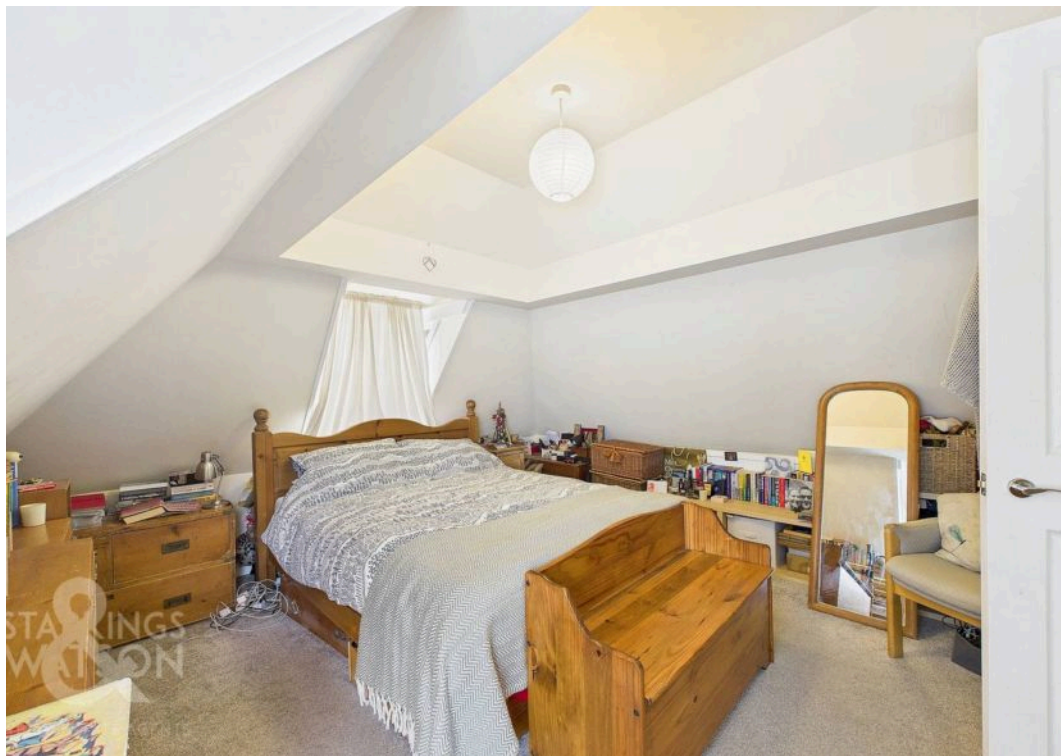
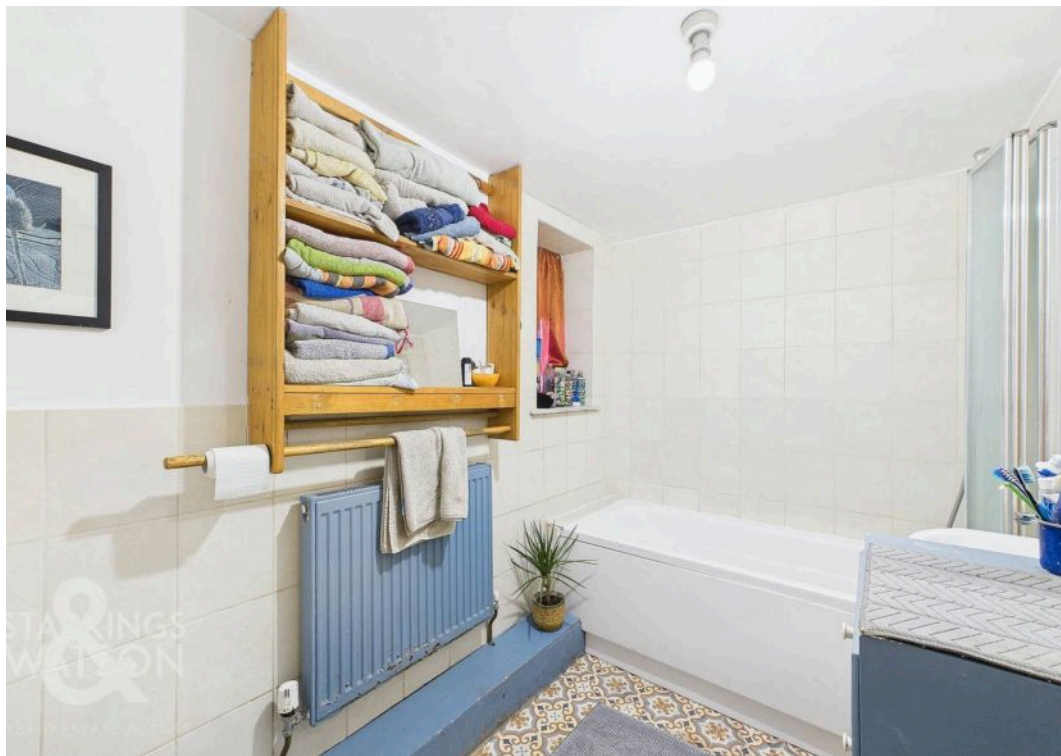
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is Grade II Listed and does come with some limitations to modernisation as well as being in a conservation area due to its history. For more information of the area and its historic past, please ask the team.









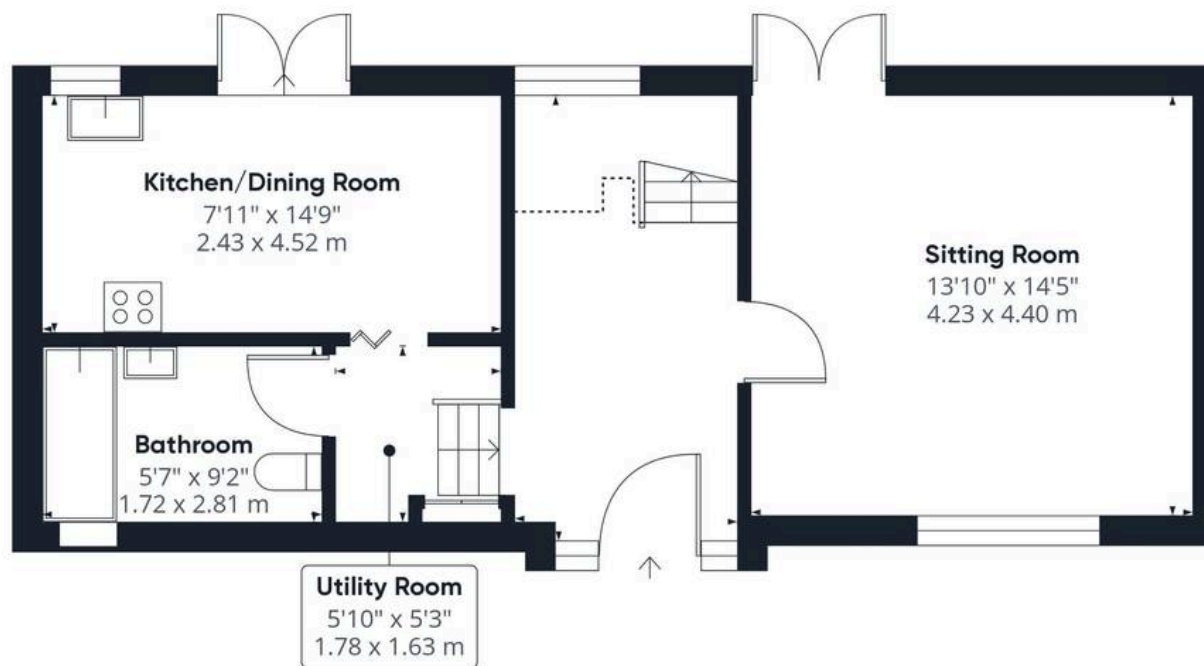


## THE GREAT OUTDOORS

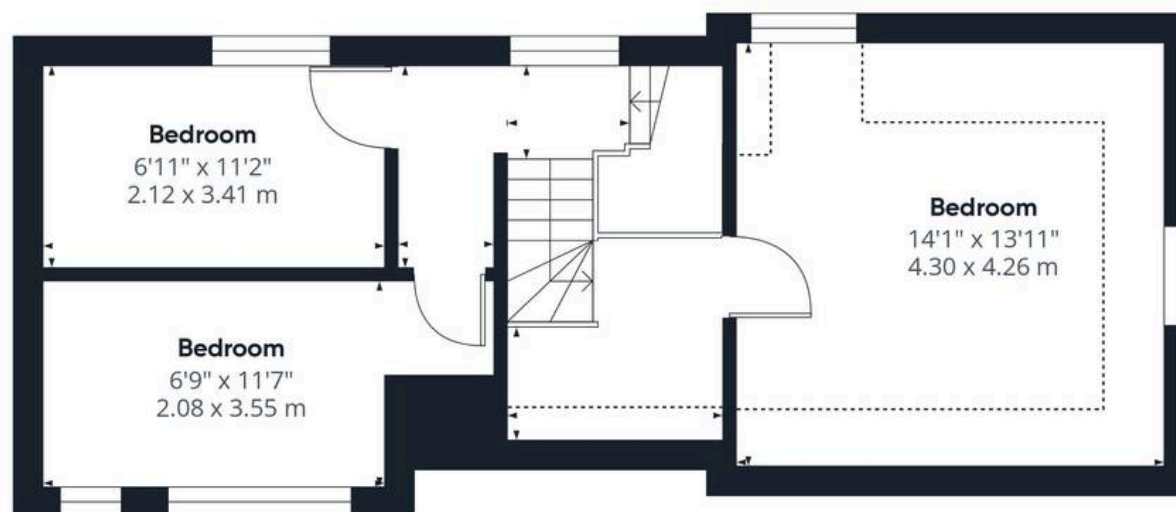
The rear generous garden is fully enclosed with brick walls to either side and is tiered to offer privacy from every corner. Initially a flagstone patio seating area sits just outside of the sitting room with concrete outbuilding with newly fitted power. Down a gentle set of steps to your left is a secondary sitting area where two further external brick storage sheds can also be found. Heading up the steps, you will find yourself within the main rear garden space which is predominantly laid to lawn with a raised backing for colourful planting beds and mature trees and shrubs.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

957.12 ft<sup>2</sup>

88.92 m<sup>2</sup>

**Reduced headroom**

109.63 ft<sup>2</sup>

10.19 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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