



THE STORY OF
35 Bracondale
Norwich, Norfolk

SOWERBYS



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35 Bracondale

Norwich, Norfolk
NR1 2AT

Stunning Entrance Hall

Fine Characterful Drawing Room

Exception Well-Fitted Kitchen Breakfast Room

Laundry Room and Cloakroom

Wonderful Basement

Principle Bedroom with En-
Suite and Dressing Room

Guest Bedroom, Family Bathroom and Study

Two Top Floor Bedrooms

Well-Landscaped Front Garden

Terraced Rear Garden with Double Garage

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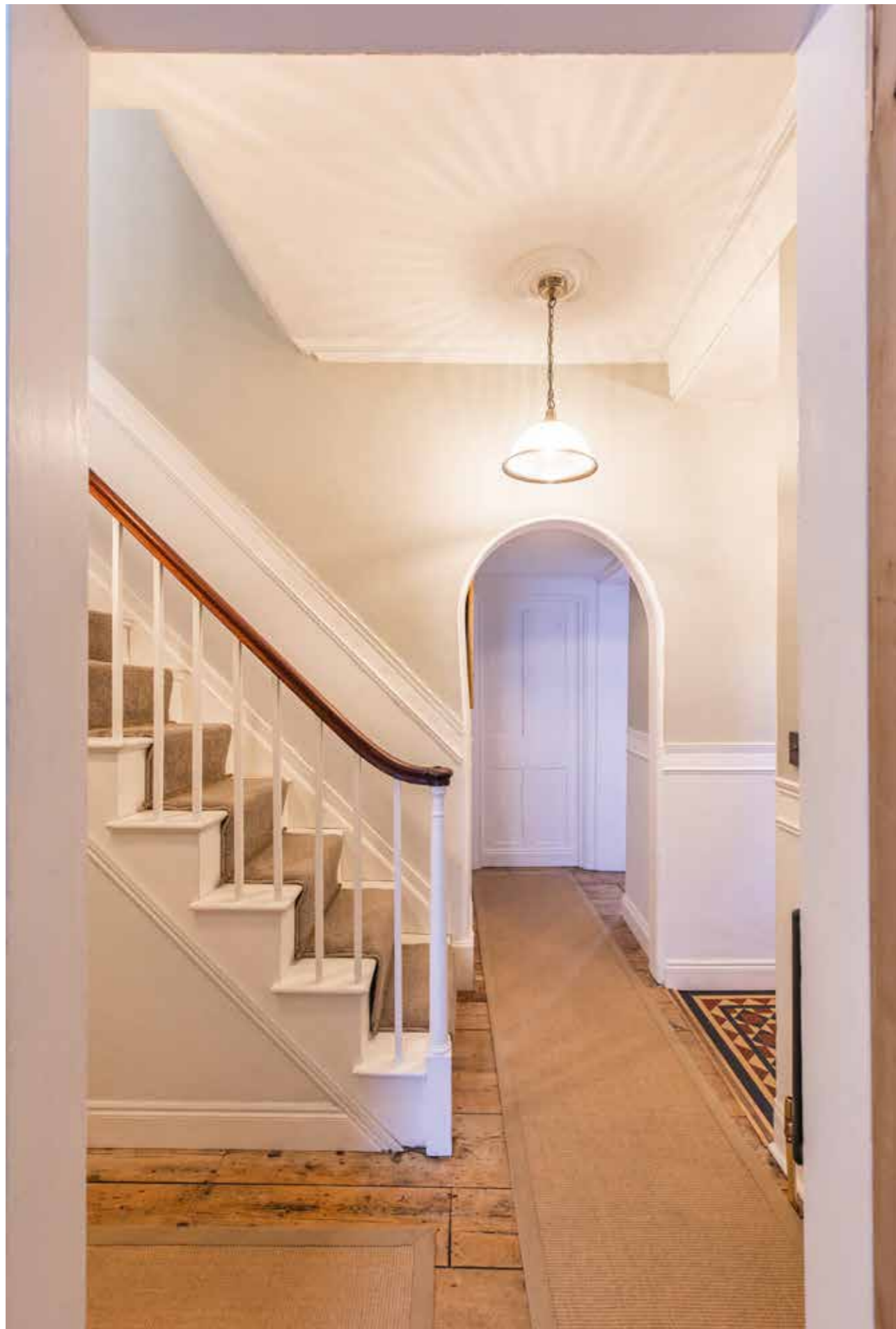
This beautiful home has been sympathetically updated and renovated to an exceptional standard, with great care and empathy to reflect the building's heritage and origins. Plenty of character remains within, while the layout has been altered for modern-day living.

As you walk down the pathway from the gate, you pass a well-landscaped front garden. The impressive entrance hall features a striking front door with stained glass above, paying homage to its period. A fine, tessellated tiled floor and an elegant staircase rise to the first floor. To the front is a superb drawing room with a central fireplace, cornicing, picture rail, dado rail, and an ornate ceiling rose, along with two recessed arched displays on either side of the chimney.

The heart of this home is the modern, well-fitted kitchen breakfast room. There is plenty of storage and workspace, stripped wooden floors, an island, and ample space for a dining table, creating a sociable and cosy atmosphere, especially in the winter months by the wood-burning stove. Just off the kitchen is a newly fitted utility room with bespoke cupboards and access to the newly landscaped terraced garden. Additionally, there is a boot room and cloakroom. Downstairs, a winding brick staircase leads to the fully renovated basement, featuring a fabulous space with a brick-tiled floor and an original cook's range, ideal for a TV/cinema room, gym, office, or further reception room.

The elegant staircase leads to the spacious landing on the first floor, perfect for a study area. There is a good-sized bedroom to the front, a modern, well-fitted sumptuous family bath and shower room, as well as a well-appointed guest bedroom to the rear with a dressing area and a modern, well-fitted en-suite shower room.

On the top floor, there are two additional bedrooms.



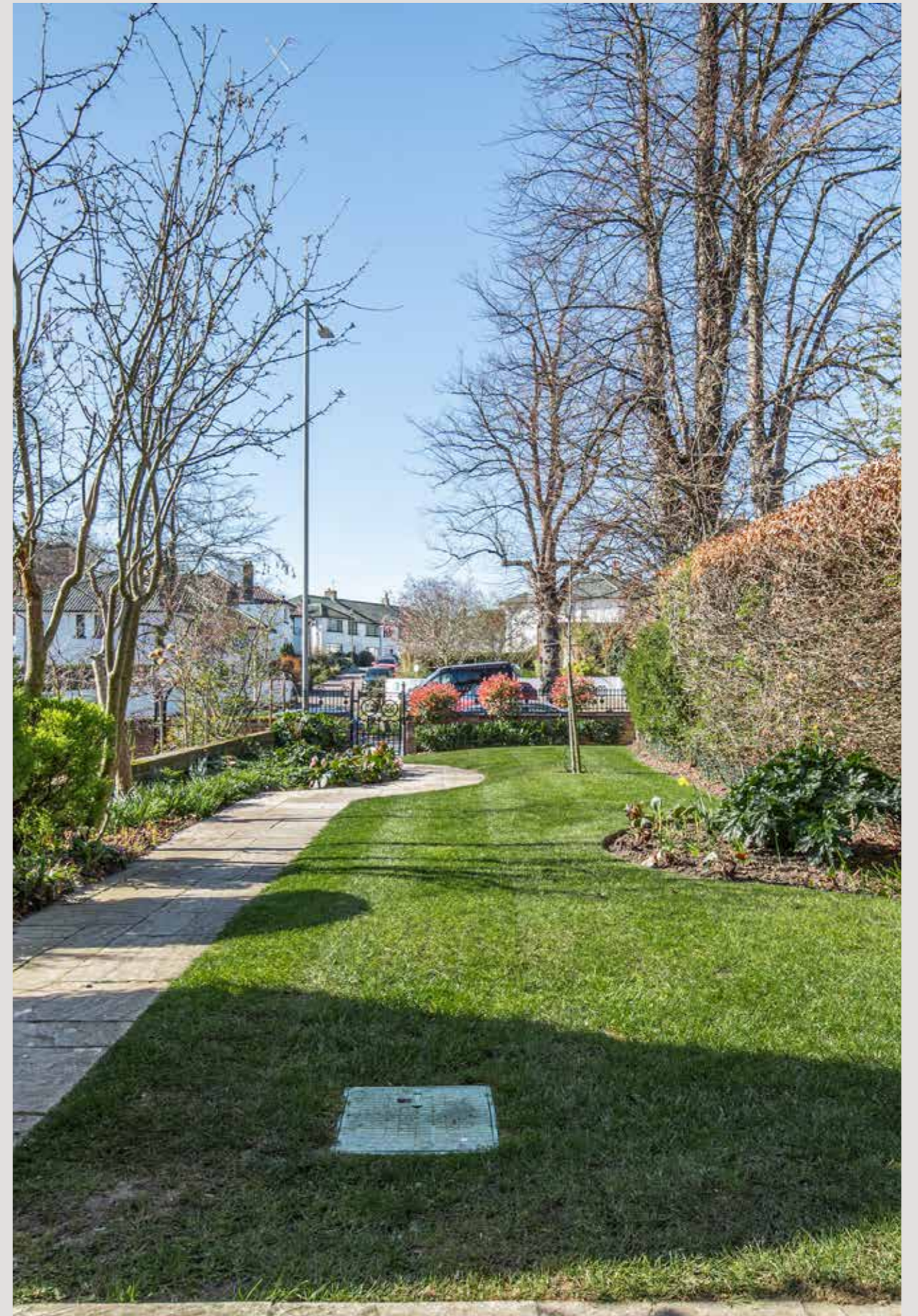


Plenty of character remains within, while the layout has been altered for modern-day living.



Outside, at the front, there is a well-landscaped garden with a sweeping lawn, established shrub borders, and mature beech boundary hedging.

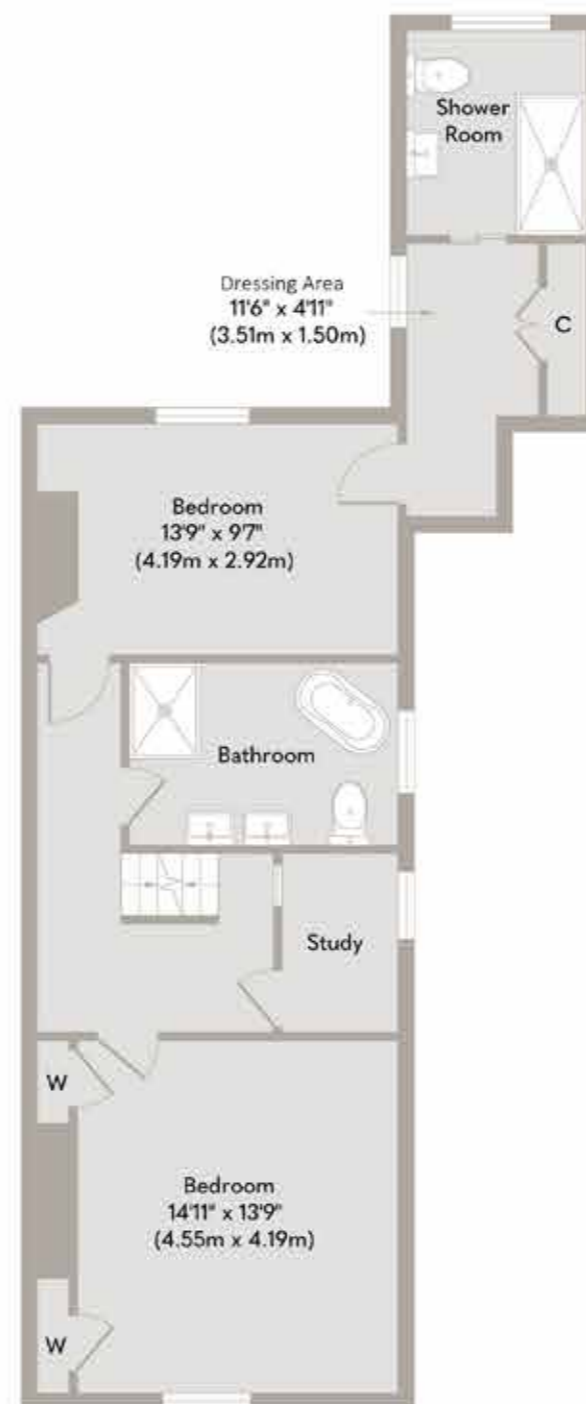
To the rear, the garden has been landscaped to create an incredible entertaining terraced garden, with access to the double garage offering car storage and access off Ice House Lane.



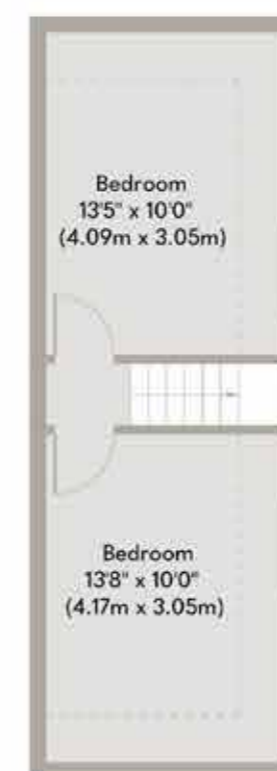


Cellar
Approximate Floor Area
228 sq. ft
(21.18 sq. m)

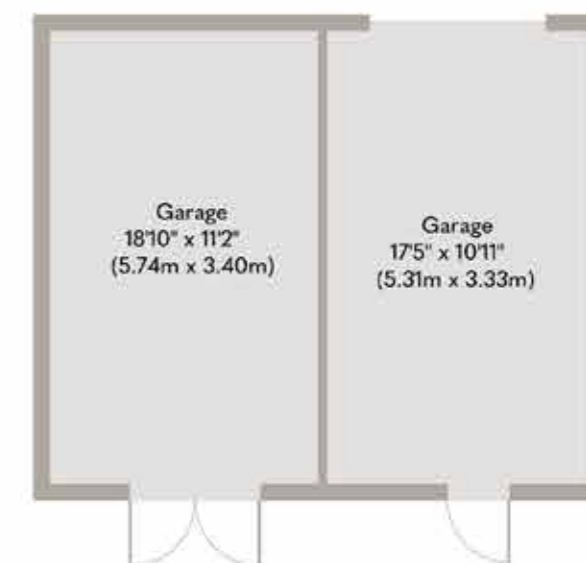
Ground Floor
Approximate Floor Area
912 sq. ft
(84.72 sq. m)



First Floor
Approximate Floor Area
741 sq. ft
(68.84 sq. m)



Second Floor
Approximate Floor Area
303 sq. ft
(28.14 sq. m)



Garage
Approximate Floor Area
422 sq. ft
(39.20 sq. m)



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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Norwich

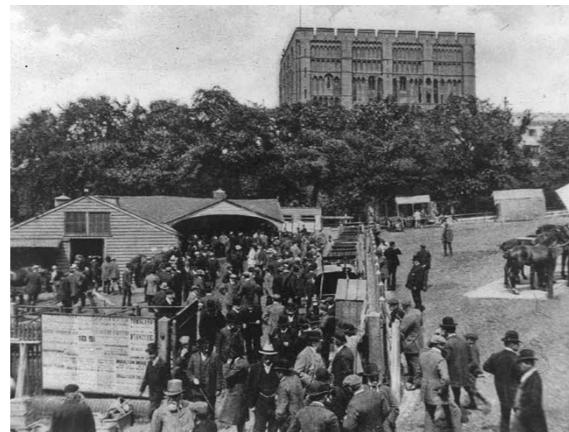
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“This beautiful home has been sympathetically updated and renovated to an exceptional standard.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 8204-4994-7629-3977-4863

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///lows.loads.radio

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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