



**Branksome Road, Off Newmarket Road,  
Norwich, NR4 6SN**

**Guide Price £900,000**

**claxtonbird**  
residential

ClaxtonBird are delighted to offer this impressive four bedroom detached house located in the City's most desirable area just off Newmarket Road. The property is a well proportioned family home situated on a substantial plot and offered in very good order throughout. The ground floor accommodation boasts a dual aspect sitting room with feature wood burner, conservatory over looking the garden, separate dining room, modern fitted kitchen/breakfast room with sliding doors to the rear garden, study and cloakroom W.C. The first floor offers a large master bedroom with en-suite shower room, three further bedrooms and family bathroom. Outside, the property has a large driveway leading to the garage and landscaped enclosed rear garden with summer house.

**Entrance Porch 8'11" max x 5'4" (2.73m max x 1.65m)**

Feature oak entrance door, tiled floor and hardwood double glazed window to front aspect.

**Entrance Hall 14'5" max x 9'0" max (4.41m max x 2.76m max)**

Feature oak entrance door, stairs to first floor, original wood floor, picture rail, under stairs storage cupboard and two radiators.

#### **Cloakroom W.C**

Low level W.C, wash hand basin, wood effect floor, extractor fan, part panelled walls, radiator and upvc double glazed window to rear aspect.

**Sitting Room 19'11" x 14'8" max (6.08m x 4.48m max)**

Hardwood double glazed windows to front and side aspect, double glazed sliding doors to the conservatory, chimney breast with feature inset wood burner, stripped wood floor, original exposed ceiling beams, picture rail and two radiators.

**Conservatory 11'5" max x 12'9" max (3.49m max x 3.90m max)**

Upvc double glazed windows and upvc double glazed French doors leading to the rear garden, pitched glass roof, tiled floor, two wall lights and electric wall heater.

**Dining Room 13'11" x 12'11" (4.26m x 3.94m)**

Hardwood double glazed window to front and side aspect, fireplace with exposed brick surround, picture rail and two radiators.

**Kitchen/Breakfast Room 21'8" x 12'3" max (6.61m x 3.74m max)**

Fully fitted kitchen comprising shaker style wall and base units with oak worktops over, gas range cooker with cooker hood over, butler sink with mixer tap, tiled splash back, built in dishwasher & fridge freezer, built in microwave, spotlights, original bell ring box, tiled floor with under floor heating. The kitchen is fully open plan to the breakfast area with ample space for dining table and chairs and upvc double glazed windows to rear and side and upvc sliding doors leading to rear garden.

**Utility 10'1" x 3'10" (3.09m x 1.19m)**

Base unit with worktop over, space for washing machine & tumble dryer, shelving and tiled floor.

**Study 10'11" x 4'6" (3.35m x 1.38m)**

Upvc double glazed window over looking garden, storage cupboard and shelving, wood effect floor, wall mounted central heating boiler and radiator.

#### **First Floor Landing**

Stairs from entrance hall, loft access with pull down ladder, upvc double glazed window to rear aspect, picture rail and radiator.

**Bedroom 20'3" x 13'11" max (6.18m x 4.25m max)**

Hardwood double glazed window to front aspect and upvc double glazed window to rear aspect, fitted wardrobes, picture rail and two radiators.

#### **En-Suite Shower Room**

Shower cubicle with inset shower, low level W.C, wash hand basin, wood effect floor, part tiled walls, extractor fan and towel rail radiator.

**Bedroom 14'4" x 13'1" max (4.39m x 4.00m max)**

Hardwood double glazed window to front and side aspect, wood effect floor, vanity unit with inset sink, picture rail and two radiators.

**Bedroom 14'4" x 8'1" (4.39m x 2.47m)**

Hardwood double glazed window to side aspect, picture rail and radiator.

**Bedroom 9'10" x 8'10" max (3.00m x 2.71m max)**

Hardwood double glazed window to front aspect, fitted wardrobe, picture rail and radiator

**Family Bathroom 8'6" x 6'8" (2.61m x 2.05m)**

Panel bath with shower over and shower screen, low level W.C, wash hand basin, part tiled walls, wood effect floor, shaver point, spot lights, upvc double glazed window to rear aspect and radiator.

#### **Front Garden & Driveway**

Large shingle driveway with parking for numerous cars, enclosed by wall, fencing and raised shrub borders and gated access to the rear garden. Driveway leads to garage.

#### **Garage**

Electric roller door to front, power and light and personal door to rear garden.

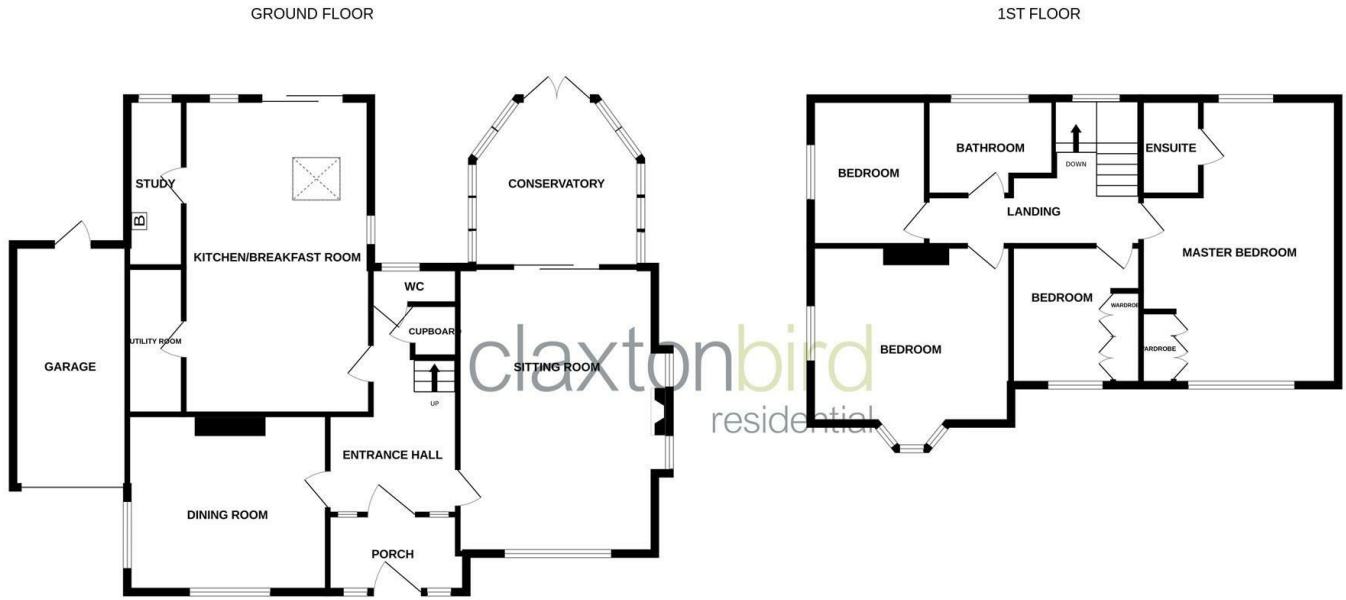
#### **Rear Garden**

Well proportioned landscaped rear garden mainly laid to lawn with a wide variety of flower, shrub and tree borders and insets, timber summer house, two patios with ample space for table and chairs. The garden is enclosed by fencing.

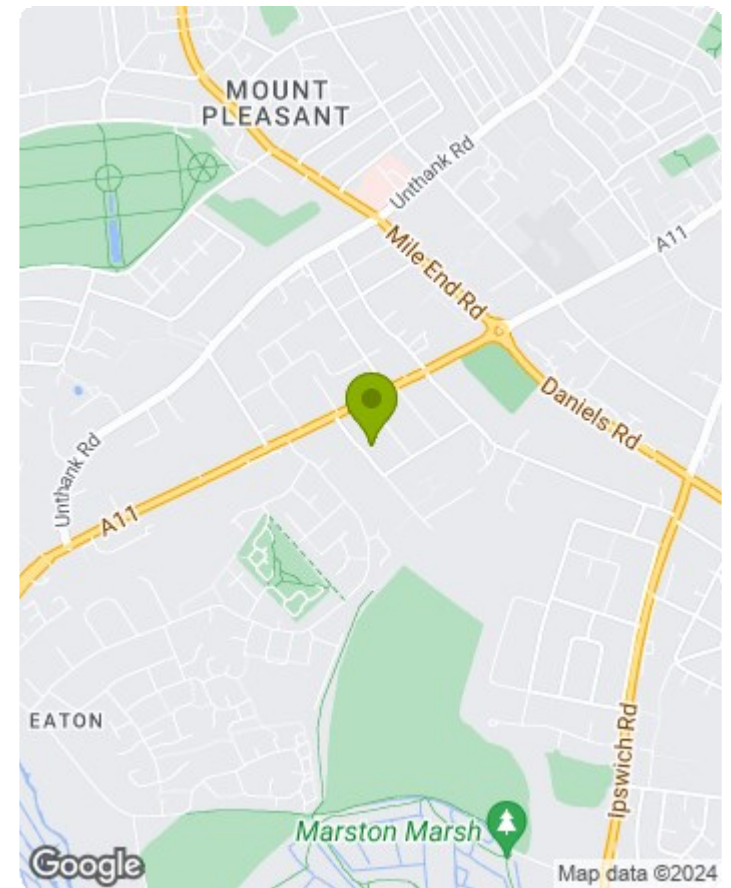
#### **Agents Note**

Council Tax Band - G





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.  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 60      | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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