



Branksome Road
Norwich, Norfolk NR4 6SN

Guide price £800,000

claxtonbird
residential

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*** Guide Price £800,000 - £825,000 *** ClaxtonBird are delighted to offer this impressive five bedroom detached family house situated on a tree lined street just off Newmarket Road. The property offers flexible and well proportioned accommodation throughout with high ceilings and a host of original features. The ground floor boasts a large sitting room with French doors leading to the rear garden, bay fronted dining room, kitchen breakfast room with ample space for table and chairs, utility room and WC. The first floor has five bedrooms, master with bay window and fitted wardrobes, bathroom, shower room and W.C. The property is set on a large plot with driveway parking for numerous cars leading to a garage. The rear garden is well stocked with a variety of flower, shrubs and trees. The property requires updating throughout and is offered with no onward chain.

Entrance Hall

Glazed entrance door, stairs to first floor, under stairs storage cupboard, cornice, sash window to side aspect and radiator.

Sitting Room 22'4" x 13'3" max (6.82m x 4.05m max)

Sash windows to front and side aspect, French doors leading to rear garden, fireplace with gas inset, marble surround and hearth, cornice and two radiators.

Dining Room 15'4" into bay x 14'1" max (4.68m into bay x 4.31m max)

Sash bay window to front aspect, fireplace with marble inset, hearth and wood surround, cornice and radiator.

Kitchen/Breakfast Room 16'5" max x 16'1" max (5.01m max x 4.91m max)

Kitchen comprising wall and base units with worktop over, tiled splash back, sink drainer with mixer tap, cooker point, space for fridge freezer, space for dishwasher, pantry cupboard, ample space to table and chairs, three radiators, sash window over looking rear garden and glazed door to garden.

Utility Room I-shape room 7'4" max x 11'10" max (I-shape room 2.25m max x 3.63m max)

Wall and base units with worktop over, sink drainer, tiled splash back, space for washing machine and dryer, glazed door to side, sash window to side aspect and radiator.

Cloakroom W.C

Low level W.C, tile effect floor and window to side aspect.

Boiler Room

External entrance, wall mounted boiler and storage space.

First Floor Landing

Stairs from entrance hall, doors to all rooms and picture rail.

Bedroom 15'11" max into bay x 14'5" max (4.87m max into bay x 4.40 max)

Sash bay window to front aspect, fitted wardrobes, dressing/vanity unit and radiator.

Bedroom 13'6" max x 12'5" plus recess (4.12m max x 3.79m plus recess)

Sash window to rear aspect, fitted wardrobes and radiator.

Bedroom 9'10" x 10'2" max (3.02m x 3.12m max)

Sash window to front aspect, fitted cupboard and radiator.

Bedroom 16'10" max x 8'10" max (5.14m max x 2.71m max)

Sash window to rear aspect and radiator.

Bedroom 7'2" max x 10'4" (2.20m max x 3.17m)

Sash window to rear aspect, fitted cupboard and radiator.

Bathroom

Window to side aspect, panel bath, wash hand basin, part tiled walls, airing cupboard and radiator.

Shower Room

Shower cubicle with inset shower, part tiled walls, wash hand basin, extractor fan and heated towel rail.

Cloakroom W.C

Low level W.C, wash hand basin and window to side aspect.

Front Garden & Driveway

Fenced front garden, laid to lawn, shrub borders with pathway to entrance door and brick weave driveway parking for numerous cars leading to the garage.

Garage

Timber garage with double doors to front and personal door to garden.

Rear Garden

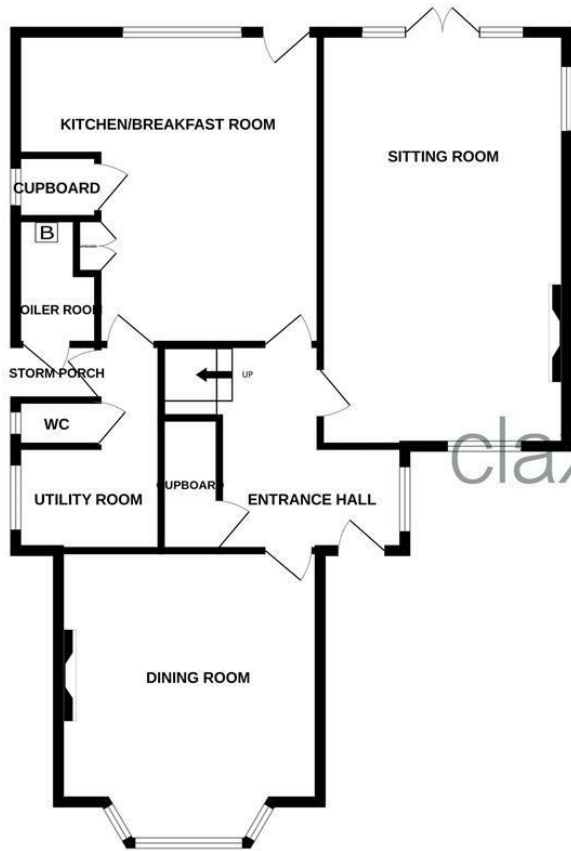
Well proportioned rear garden, mainly laid to lawn with a variety of flower, shrub and tree borders and insets. Garden is enclosed by fencing and has patio with space for table and chairs.

Agents Note

Council Tax Band - G



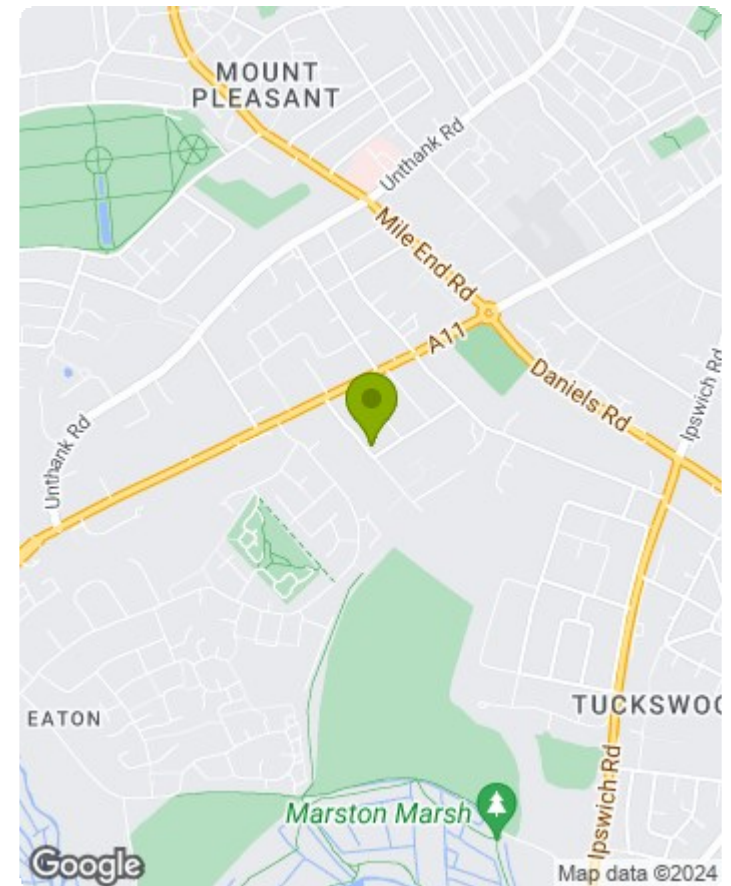
GROUND FLOOR



1ST FLOOR



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			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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