



**Branksome Road
Norwich, NR4 6SN**

Guide Price £1,250,000 - £1,300,000

claxtonbird
residential

*** Guide Price £1,250,000 - £1,300,000 *** This exceptional detached family home, located down a private driveway and nestled behind private gates, was built in 2010 and is set in one of Norwich's finest residential areas on Branksome Road, NR4. Offering a harmonious blend of modern living and secluded, luxurious comfort, coupled with attention to detail in the build, the property features open-plan ground floor living, including a spacious entrance hall leading to a bright, well-appointed sitting room that includes a wood-burning stove and an elegant dining room. These living areas present inside to outside living through five sets of bi-folding doors that open seamlessly out onto the wrap-around, curved terrace and then well-established garden.

A dedicated study provides a quiet space to work, whilst the superb modern kitchen/breakfast room offers plenty of work space and storage, as well as providing a magnificent social space, complemented by a separate utility room with external access and a convenient ground floor cloakroom.

Upstairs, there are four well-proportioned bedrooms, including two with en-suite bathrooms, along with a stylish and generous family bathroom. The south-west facing rear garden offers a wonderful outdoor space, ideal for relaxation and entertaining. Additional features include a tremendous detached double garage, two-storey summer house, ground source heating, and solar panels, ensuring energy efficiency and sustainability.

A rare opportunity to acquire a truly exceptional home in a sought-after location, perfect for family living.



Entrance Hall 14'5" x 13'2" (4.40 x 4.03)
Bespoke solid oak pivot entrance door with double glazed black aluminium windows to both sides, oak split staircase with glass balustrade leading to the first floor, two fitted storage cupboards with oak doors, spotlights and tiled floor with underfloor heating.

Cloakroom
Low level WC, wash hand basin with mixer tap over, spotlights, extractor fan, part tiled walls, tiled floor with underfloor heating and double glazed black aluminium window to front aspect.

Study 9'6" x 10'5" (2.91 x 3.19)
Double glazed black aluminium windows to front and side aspect, spotlights and tiled floor with underfloor heating.

Sitting Room 15'1" max x 19'7" (4.61 max x 5.99)
Double glazed black aluminium windows to front and side aspect, double glazed black aluminium bi-folding doors leading out to the garden, large fireplace with tiled hearth and double inset wood burner, spotlights, built in ceiling speakers and tiled floor with underfloor heating.

Dining Room 14'1" x 17'8" (4.31 x 5.41)
Double glazed black aluminium bi-folding doors leading out to the rear garden, spotlights, built in ceiling speakers and tiled floor with underfloor heating.

Kitchen / Breakfast Room 15'11" max x 28'1" (4.86 max x 8.58)
Fitted kitchen comprising a range of wall and base units with granite work surfaces over, one and a half bowl stainless steel under-mount sink with mixer tap, separate filtered water tap and waste disposal, built in Neff appliances including two conventional ovens, induction hob with canopy extractor over, coffee maker and microwave, built in dishwasher, space for double fridge freezer, island unit with built in wine cooler and space for high level seating, low level pelmet lights, spotlights, built in ceiling speakers, glass splash backs, tiled floor with underfloor heating, double glazed black aluminium bay window to front aspect and double glazed black aluminium bi-folding doors opening out into the rear garden.

Utility Room 5'9" x 18'7" (1.77 x 5.67)
Double glazed black aluminium window to front and side aspect, base units with work surfaces over, tall floor to ceiling units, plumbing for washing machine, space for tumble dryer, spotlights, extractor fan, tiled floor with underfloor heating and glazed solid oak stable door leading out to the garden

First Floor Gallery Landing
Double glazed black aluminium windows to front aspect, solid oak and glass balustrade overlooking the split staircase, loft access, spotlights and engineered oak floor with underfloor heating.

Bedroom 17'10" max x 18'4" max (5.46 max x 5.61 max)
Feature pitched roof, double glazed black aluminium window to rear aspect, walk in wardrobe with hanging rails and shelving, two further built in wardrobes, spotlights, built in ceiling speakers, engineered oak floor with underfloor heating and door to en-suite shower room.

En Suite Shower Room 10'5" x 3'10" (3.19 x 1.18)
Suite comprising walk in shower, low level WC, wash hand basin with mixer tap, wall mounted storage cupboard, spotlights, mirror, extractor fan, part tiled walls and tiled floor.

Bedroom 11'11" x 13'8" (3.65 x 4.18)
Double glazed black aluminium windows to rear aspect, spotlights, engineered oak floor with underfloor heating and door to en suite bathroom.

En Suite Bathroom 5'7" x 11'10" (1.71 x 3.61)
Four piece suite comprising large corner double shower cubicle with inset shower, panelled bath with mixer tap, low level WC, wash hand basin set in vanity unit with mixer tap, wall mounted mirror, part tiled walls, tiled floor, spotlights, extractor fan, towel rail radiator and double glazed black aluminium windows to side aspect.

Bedroom 11'10" max x 11'6" (3.61 max x 3.53)
Double glazed black aluminium windows to rear aspect, spotlights and engineered oak floor with under floor heating.

Bedroom 8'10" x 10'5" (2.70 x 3.19)
Double glazed black aluminium windows to front aspect, spot lights, built in ceiling speakers and engineered oak floor with underfloor heating.

Bathroom 11'9" x 9'9" (3.60 x 2.98)
Four piece suite comprising walk in double shower cubicle with inset shower, free standing bath with mixer tap, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled floor with underfloor heating, spotlights, extractor fan, double airing cupboard with shelving, chrome towel rail radiator and double glazed black aluminium windows to side aspect.

Driveway
Larch House is approached via a private shingled drive off Branksome Road, with a secure gated entrance leading to a parking area for numerous cars and garage. At the front of the property, there is a wall and hedge boundary with mature trees offering a good degree of privacy. At the other side of the property there is further gated access surrounded by mature trees.

Detached Garage 21'6" x 20'9" (6.56 x 6.35)
Pitched roof garage, two electric roller doors, power, light, ladder to loft space, double glazed window to side aspect and personal door leading out to the garden. This space has the potential to convert into a Granny Annexe (subject to relevant permissions).

Garage Loft Space 21'6" x 13'8" (6.56 x 4.18)
Two double glazed Velux windows to side aspect.

Rear Garden
As you step outside, you are greeted by a large patio area offering space for an outdoor seating area with inset floor lights leading to a lawned area surrounded by mature hedging and shrubs, providing a good degree of privacy. To the side of the garden, there is an outbuilding with an external decked area providing space for an additional seating area and a pathway accessing further parking, with mature tree and shrub borders, leading to the detached garage.

Summer House 10'5" x 13'4" (3.19 x 4.07)
Power, light, spiral staircase to basement, and double glazed windows and French doors leading out into the garden.

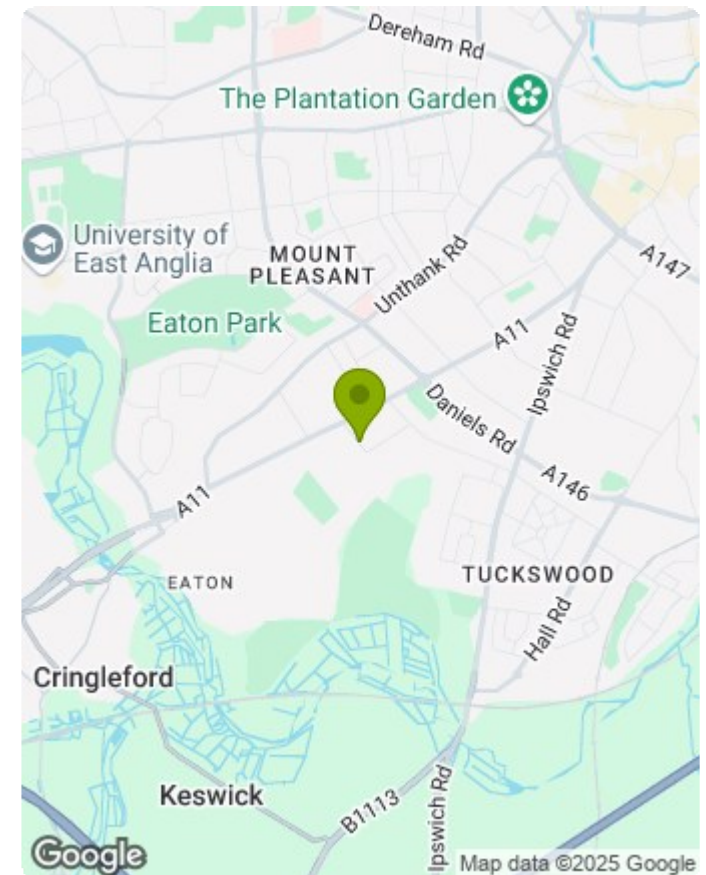
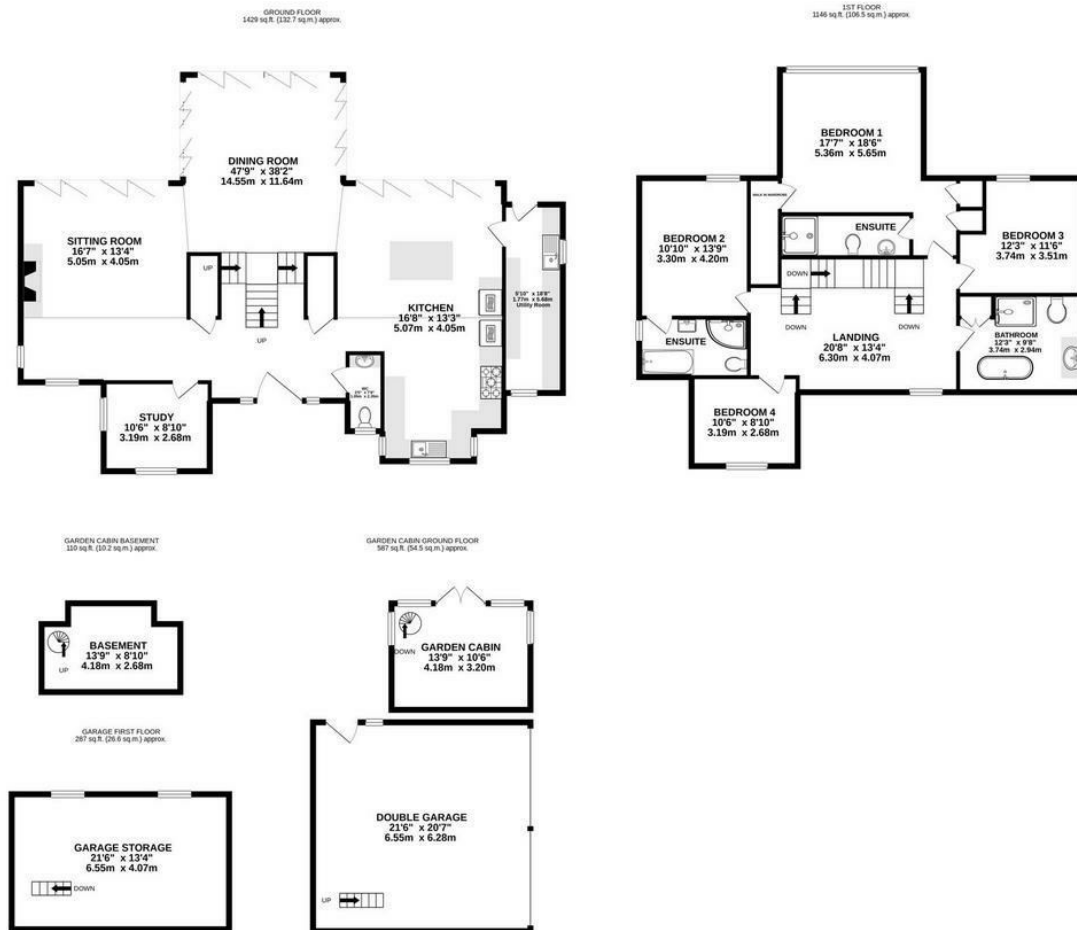
Summer House Basement 8'8" max x 13'7" (2.65 max x 4.16)
Power and spotlights.

Agents Note
Larch House was built with carbon-neutral living in mind, combining energy-efficient design with eco-friendly technologies. With high-quality insulation, a ground source heat pump efficient heating system, and solar panels generating renewable energy, the property minimises energy consumption. A rainwater harvesting system conserves resources, while a design that maximises natural light further reduces its environmental impact. This home offers both comfort and an environmentally conscious lifestyle.

Council Tax Band - F
EPC Rating - TBC







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC 		England & Wales EU Directive 2002/91/EC 	

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2. 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.

3. 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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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