



Branksome Road
Norwich, NR4 6SN

Offers in the region of £1,200,000

claxtonbird
residential

Branksome Road, Norwich, NR4 6SN

A beautifully presented detached house, in a highly desirable location off Newmarket Road, combining period charm with modern style. The property features a welcoming entrance hall, study, elegant reception rooms, and a bright sitting room with skylights and French doors opening to the garden. The open-plan kitchen/dining room includes quality fittings, integrated appliances, and access to the patio, with a utility and cloakroom completing the ground floor. On the first floor there are three spacious bedrooms, two bathrooms and a dressing room, and on the second floor there is a versatile studio and a further double bedroom. Outside, there is off-road parking, a garage, and a generous and mature south-facing garden with patio and lawn, perfect for family living and entertaining.

Entrance Hall

Original style solid oak stained glass entrance door, stairs to first floor, engineered oak wooden floor and radiator.

Study 13'0 into recess + bay x 11'9 (3.96m into recess + bay x 3.58m)

Secondary glazed sash bay window to front aspect, cornice, ceiling rose and radiator.

Reception Room 11'9 x 13'0 (3.58m x 3.96m)

Decorative fireplace with marble hearth and surround, picture rail, cornice, ceiling rose and radiator. Open to:

Sitting Room 16'3 x 20'2 (4.95m x 6.15m)

Stunning reception room bathed in natural light with three Velux-style windows, double glazed windows to side and rear aspect, storage cupboard, two radiators and French doors opening out into the garden.

Utility Room 9'8 x 7'6 (2.95m x 2.29m)

Fitted base and eye level units with work surfaces over, plumbing for washing machine, space for upright fridge freezer, two built-in cupboards housing the water cylinder and central heating boiler, further coat cupboard and door leading outside.

Cloakroom

High level WC, pedestal wash hand basin, tiled floor, radiator and original stained glass window to front aspect.

Open Plan Kitchen / Dining Room 29'8 x 12'3 (9.04m x 3.73m)

Kitchen

Fitted kitchen comprising a range of base and eye level units with composite stone work surface over, inset one and a half bowl ceramic sink unit with mixer tap, two

built-in ovens with warming drawers, six-ring stainless steel gas hob, further built-in appliances including dishwasher, fridge and freezer and window to side aspect. Extending to:

Dining Area

Feature stained glass skylight, window to rear aspect, French doors opening out to the patio, and radiator.

First Floor Landing

Stairs to second floor.

Bedroom 14'4 into bay x 12'0 into wardrobes (4.37m into bay x 3.66m into wardrobes)

Secondary glazed sash window to front aspect, three fitted wardrobes with hanging rails and shelving, picture rail, corncicing, ceiling rose and radiator.

Bedroom 22'8 x 11'10 (6.91m x 3.61m)

Double glazed window to rear aspect, decorative cast iron fireplace, built-in wardrobe and radiator.

Bedroom 18'10 x 12'5 (5.74m x 3.78m)

Double glazed windows to side and rear aspect, and radiator.

Dressing Room 7'5 x 6'9 (2.26m x 2.06m)

Secondary glazed sash window to front aspect, fitted wardrobes and radiator.

Bathroom

White suite comprising bath with shower over, pedestal wash hand basin, WC, built-in airing cupboard, radiator and secondary glazed sash window to front aspect.

Bathroom

Four-piece suite comprising bath, walk-in shower, built-in WC, wash hand basin set in vanity unit, radiator and secondary glazed window to side aspect.

Second Floor Landing

Two Velux windows to rear aspect and radiator.

Studio 18'4 x 11'2 (5.59m x 3.40m)

Base units with work surfaces over, inset one and a half bowl single drainer stainless steel sink unit, access to eaves storage, radiator and Velux windows to side aspects.

Bedroom 11'6 x 12'2 (3.51m x 3.71m)

Two Velux windows to rear aspect, access to eaves storage and radiator.

Front Garden

Walled garden with cast iron railings, brickweave driveway providing off-road parking and garage.

Garage

Double timber doors, power and light.

Rear Garden

Generous and mature South-facing garden with patio seating area, sunken lawned area with numerous trees, plants and shrubs, garden shed and greenhouse.

Agents Note

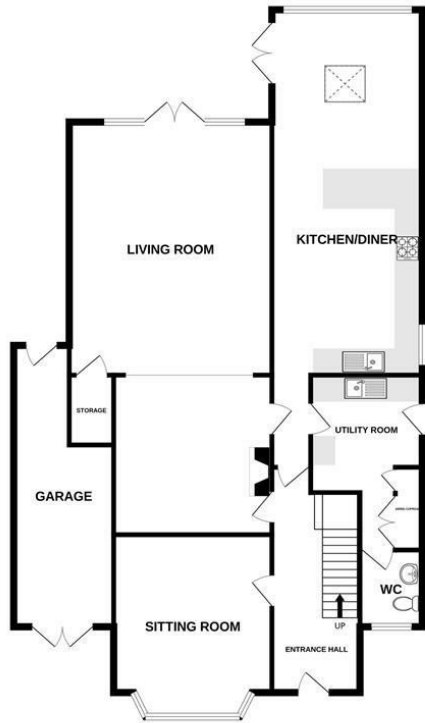
Council Tax Band F



GROUND FLOOR

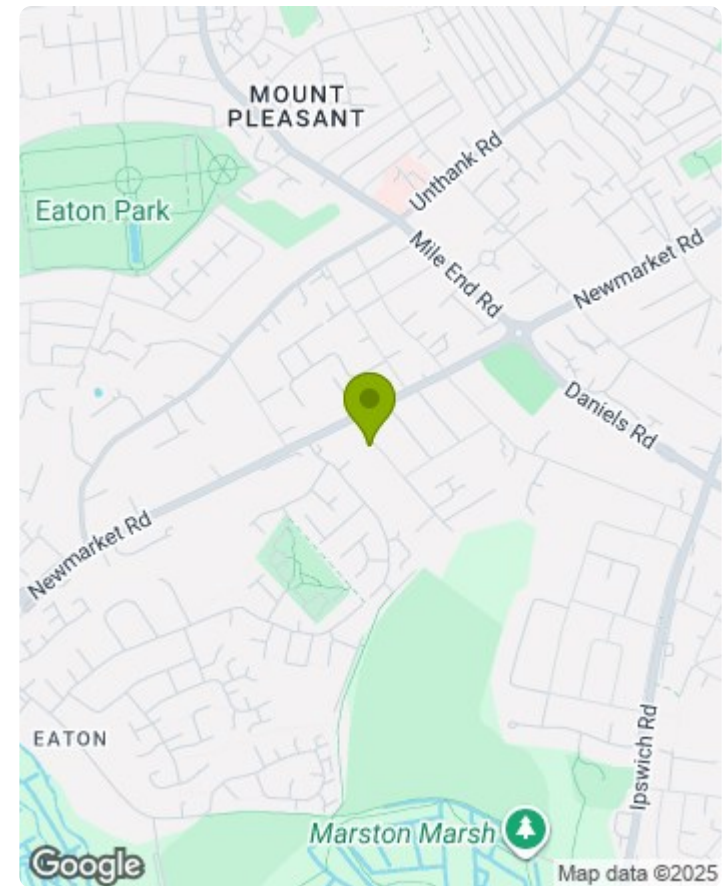
1ST FLOOR

2ND FLOOR



6 BRANKSOME ROAD

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		
	69	77

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) 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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