



Bracondale Court Bracondale, Norwich - NR1 2AS





## Bracondale Court Bracondale

Norwich

Nestled in a prime CITY CENTRE LOCATION, BRACONDAL COURT is a GREEN and LEAFY SETTING where this immaculate FIRST FLOOR MAISONETTE with EN BLOC GARAGE offers approximately 896 Sq. ft (stms) of well-appointed accommodation and PERMIT PARKING. Upon entry, a WELCOMING PORCH leads into a first floor hall, providing a seamless flow into the living areas. The 15' SITTING ROOM is a spacious retreat, boasting a WALK-OUT BALCONY that floods the space with natural light, creating an inviting ambience. An elegant touch is added by the DOUBLE DOORS that lead into the dining room, perfect for hosting guests or enjoying intimate family dinners. The 12' KITCHEN features SPACE for APPLIANCES and ample work-surface space for culinary creations. A BALCONY off the kitchen offers a charming spot for enjoying morning coffee or alfresco dining. The TWO DOUBLE BEDROOMS are thoughtfully designed, each equipped with BUILT-IN WARDROBES to maximise STORAGE space and keep belongings organised.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





- Immaculate First Floor Apartment
- Approx. 896 Sq. ft (stms) of Accommodation
- City Centre Location
- Welcoming Porch & Hall Entrance
- 15' Sitting Room with Walk-Out Balcony
- Double Doors into the Dining Room
- 12' Kitchen with Balcony
- Two Double Bedrooms with Built-in Wardrobes

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Occupying a popular residential development overlooking open communal green space, a mature lawned front garden with range of planting creates the ideal entrance.



## THE GRAND TOUR

Stepping inside, the hall entrance offers a light and bright neutral decor with stairs rising to the first floor landing. The main landing itself offers an ideal meet and greet space and is a fantastic size including two useful built-in storage cupboards, loft access hatch and recessed spotlighting above. The main sitting room sits to the front of the property with a walk-out balcony, fitted carpet underfoot and double doors flowing seamlessly into the adjacent dining room. The kitchen sits adjacent with a modern range of wall and base level units including integrated cooking appliances with an inset electric ceramic hob and built-in electric oven, with an extractor fan, whilst contrasting tiled splash-backs run around the work surface, with space provided for an electric cooker, washing machine and fridge. A further door takes you to a walk-out balcony area at the rear of the property. The two double bedrooms are both finished with a neutral decor and fitted carpet underfoot, with built-in wardrobes, with one enjoying a front facing aspect and one to the rear. Completing the property is a family bathroom with a modernised white three piece suite including storage under the hand wash basin, thermostatically controlled shower over the bath, with tile splash-backs and tiled effect flooring.

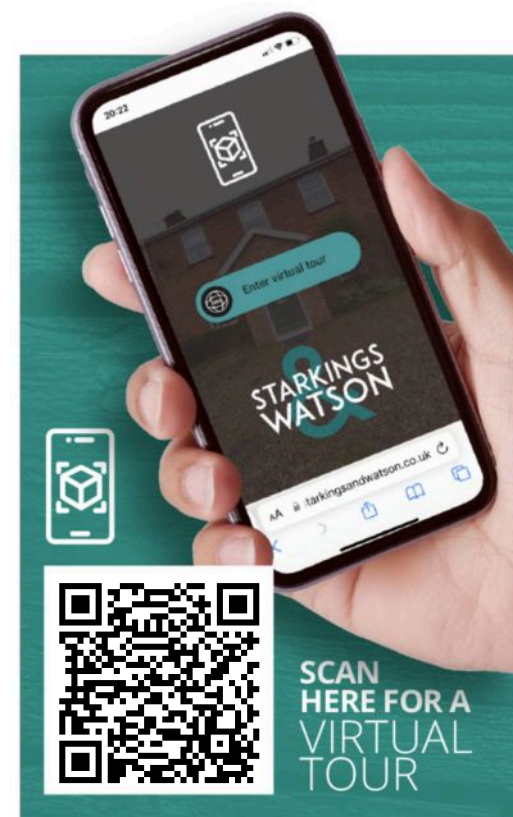
## FIND US

Postcode : NR1 2AS

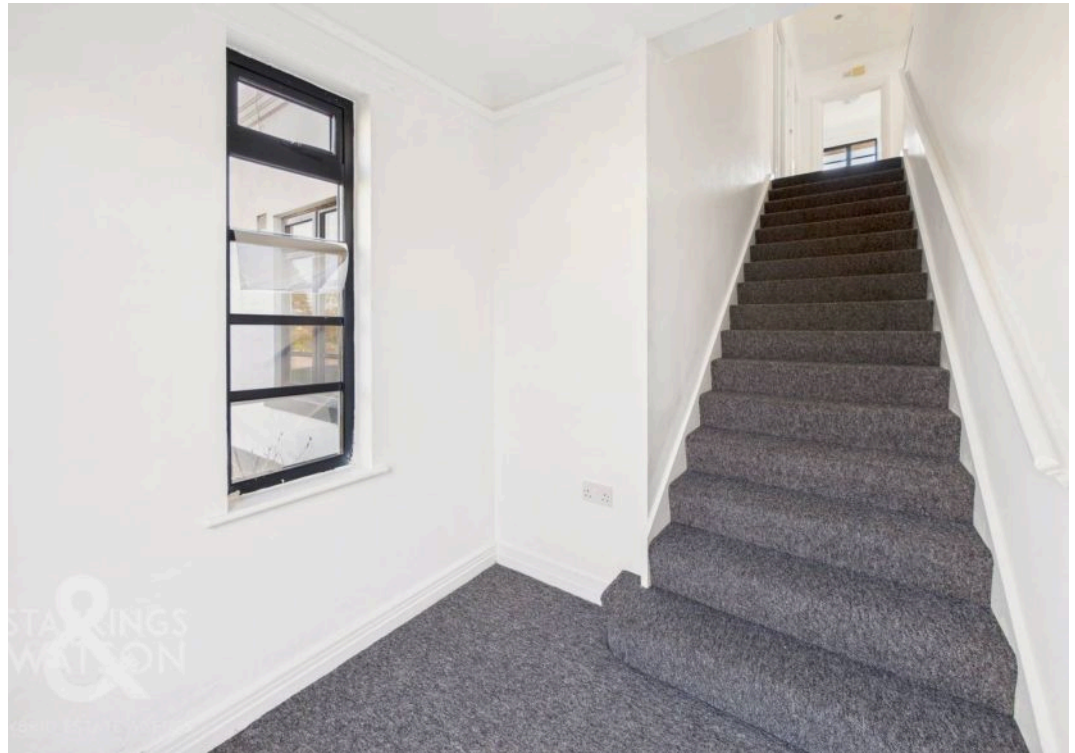
What3Words : ///vague.backs.bottle

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







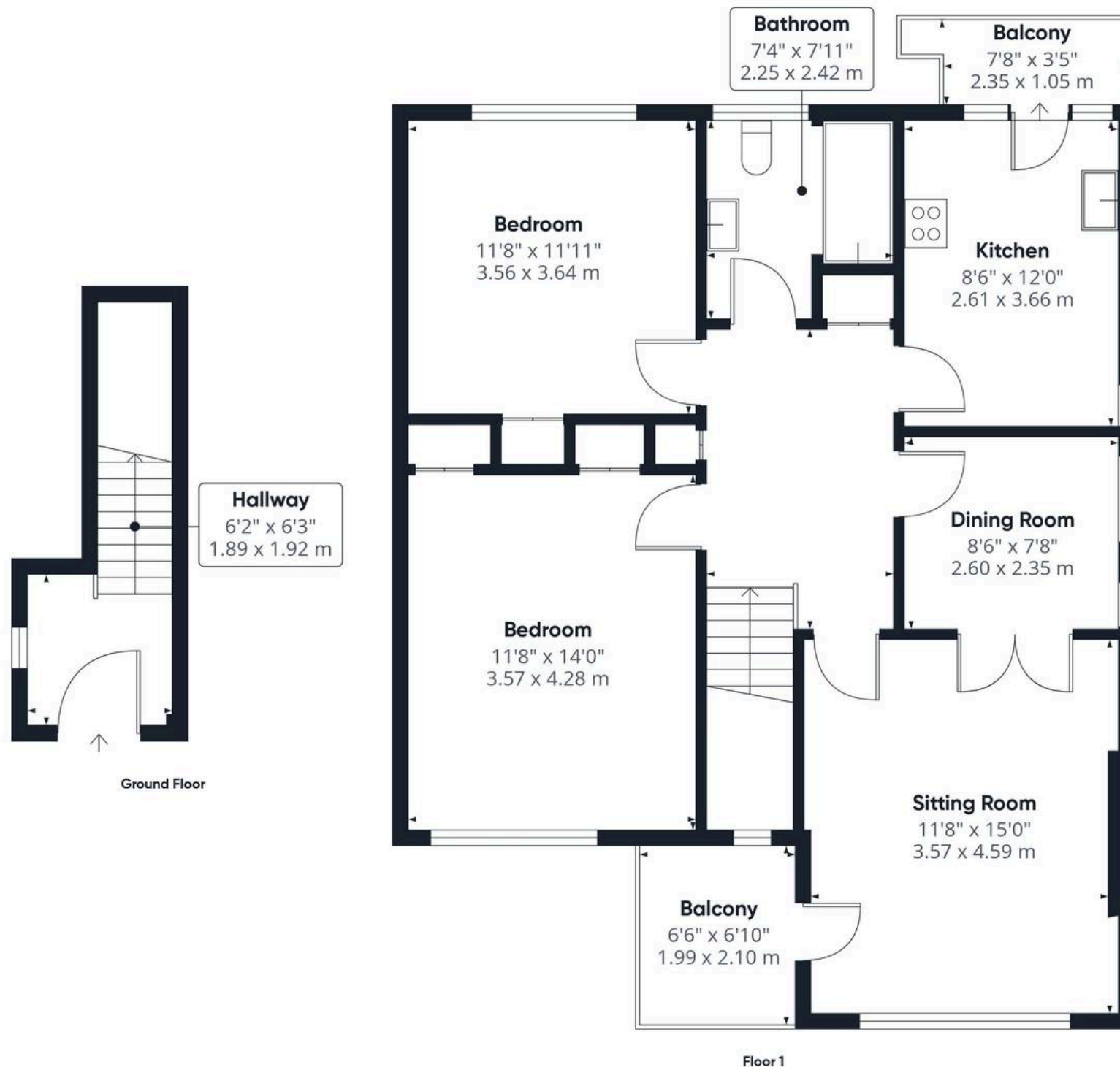




## THE GREAT OUTDOORS

Two balcony spaces offer outside alfresco dining space, and en bloc garage.





**Approximate total area<sup>(1)</sup>**

896 ft<sup>2</sup>

83.2 m<sup>2</sup>

**Balconies and terraces**

72 ft<sup>2</sup>

6.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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