



Braeford Close, Norwich - NR6 5EZ



Braeford Close

Norwich

Located in a quiet CUL-DE-SAC setting, this charming DETACHED HOUSE offers a well thought out layout offering a perfect blend of FUNCTIONALITY and VERSATILITY for a family home. Offering easy access to the CITY CENTRE with local amenities nearby. Step through the welcoming HALLWAY ENTRANCE into the spacious 21' DUAL ASPECT enjoying SITTING and DINING ROOM, ideal for relaxing evenings or entertaining guests. The 17' Open KITCHEN/UTILITY room provides a functional space with INTEGRATED APPLIANCES. Upstairs, THREE BEDROOMS are well proportioned and serviced by a three-piece FAMILY BATHROOM with a shower over. Outside, a generous tandem DRIVEWAY PARKING and GARAGE provide ample space for vehicles, ensuring convenience and peace of mind. The PRIVATE and ENCLOSED rear garden offers space for outdoor relaxation to enjoy the summer months.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Cul-De-Sac Setting
- 21' Dual Aspect Sitting/ Dining Room
- 17' Open Kitchen/ Utility Room
- Three Bedrooms
- Three Piece Family Bathroom
- Tandem Driveway Parking & Garage
- Private & Enclosed Rear Garden

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by with supermarkets and smaller convenience stores. The property is a short distance from Marriots Way for cycling and picturesque walks and Hellesdon Mill offering easy access to the river for paddle boarding and kayaking.

SETTING THE SCENE

The property can be found set back from the road at the end of this quiet cul-de-sac with a generous tandem driveway. Leading down the side of the property to the garage beyond, further parking can be found in front of the main entrance, whilst the garden area is laid lawn to the right hand side with mature plantings and shrubs.



THE GRAND TOUR

Stepping inside, the welcoming entrance hall is light and bright with tiled flooring underfoot allowing for storage of outdoor wear. The hallway includes stairs rising to the first floor on the left and integral storage beneath. Doors opening to the ground floor accommodation, initially to the right, The 21' sitting and dining room enjoys a dual aspect with an exposed brick feature fireplace and carpeted flooring to half of the room. Moving through the room, hard flooring can be found underfoot with ample space for formal dining and French doors leading out to the garden. Back the hallway and straight ahead, the open kitchen and utility enjoys continued tile flooring for ease of maintenance with uPVC double glazed windows allowing plenty of light and rear access leading out. The utility offers space for white goods with base level storage cupboards and worktop space above. Moving through to the kitchen, offering a range of wall and base storage cupboards arranged in a U-shaped configuration providing ample worktop space for food preparation and under counter space for white goods, with a predominantly tiled splashback. Space can be found to the corner of the room for an oven with a fitted extractor above.

Ascending the staircase to the carpeted first floor landing, a loft access hatch can be found above whilst doors open to all the first floor accommodation. The two larger bedrooms offering carpeted flooring with the main bedroom enjoying a front facing aspect with plenty of space for storage furniture. The second bedroom adjacent also offers continued fitted carpets, a large radiator and views overlooking the garden. The third bedroom includes hard flooring and is currently used as a study space. The three piece family bathroom completes the accommodation offering a bath with a shower above.

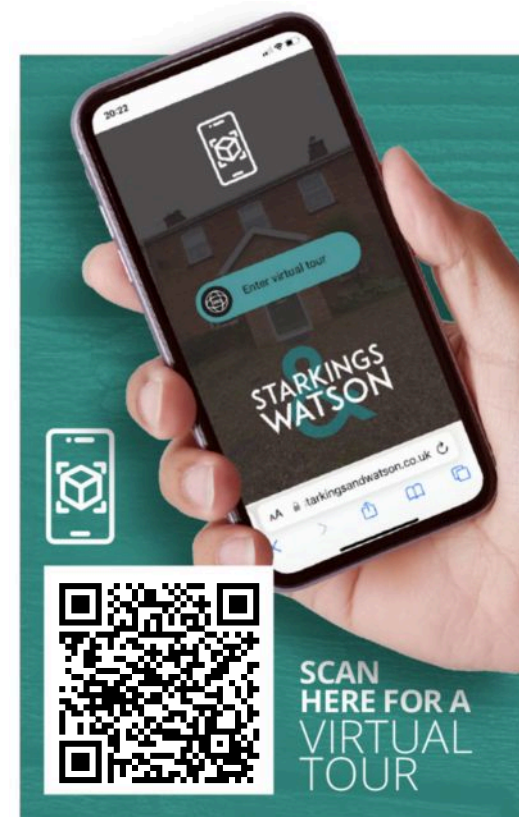
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VIRTUAL TOUR

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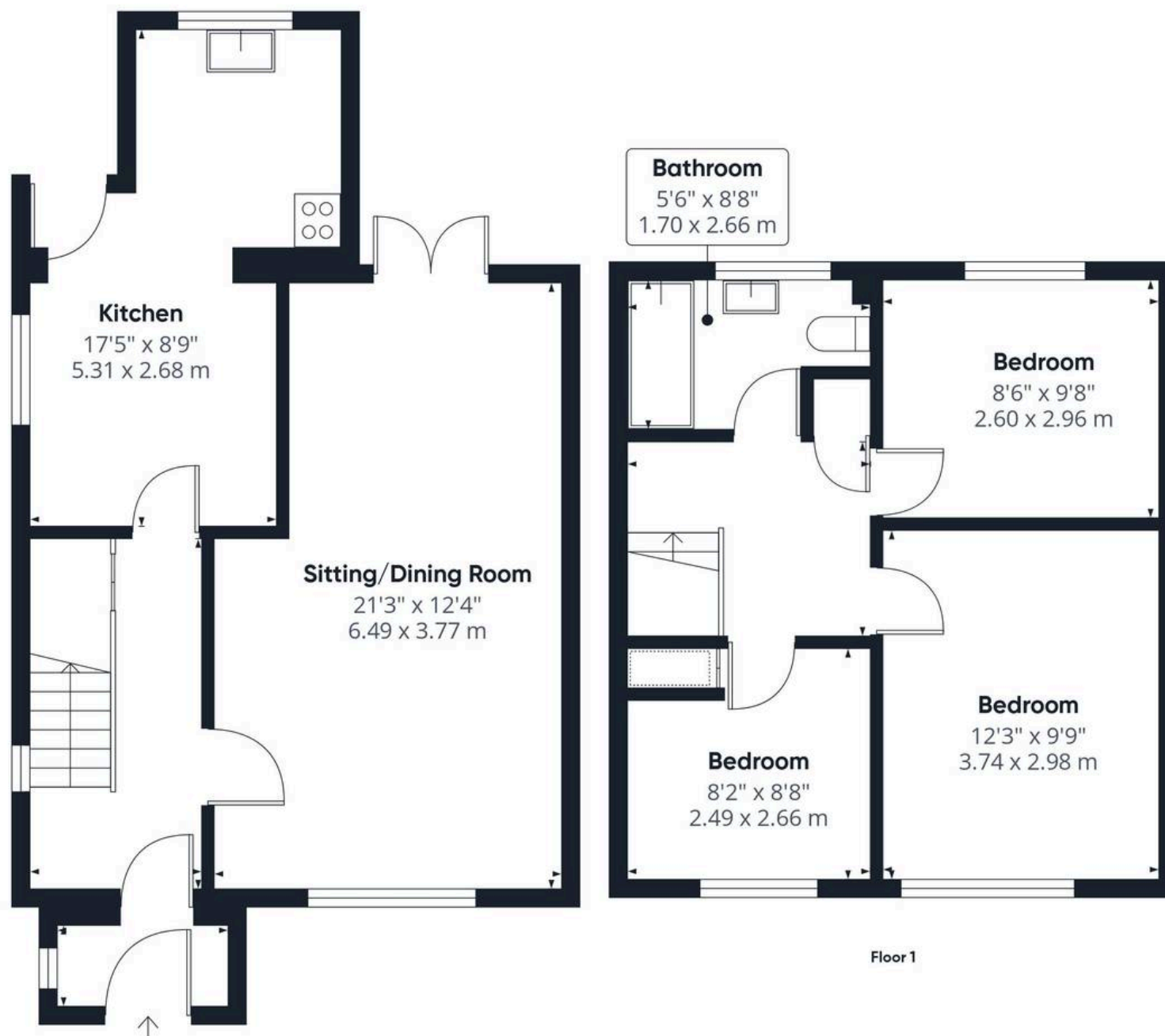




THE GREAT OUTDOORS

Stepping outside, the rear garden provides a private outlook and is fully enclosed with timber panel fencing and brick wall. An access door to the garage can be found to the left with a wooden latch and brace gate leading out to the driveway. The garden itself is predominantly laid to lawn, surrounded with mature shrubs and plantings, with a useful wooden storage shed to the left.





Approximate total area⁽¹⁾

858 ft²

79.8 m²

(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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