



**The Corn Warehouse Bracondale Millgate, Norwich NR1 2FD**

**welcome to**

**The Corn Warehouse Bracondale Millgate, Norwich**

Boasting exceptional river views, immaculate three bedroom three storey modern built end-townhouse located in an impressive cul-de-sac development overlooking river, this is one of Norwich's most highly rated locations. \*VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC PROPERTY!\*



### **Porch**

Tiled hearth, double doors into entrance hall.

### **Entrance Hall**

Fitted foot matt, radiator, smooth plastered ceiling.

### **Stairs To First Floor**

Under the stairs storage cupboard.

### **Shower Room**

Shower room comprises of shower cubical with inset Mira mains shower, wash hand basin, low level W/C, radiator, smooth plastered ceiling, extractor fan, tiled splashbacks, tiled flooring.

### **Bedroom Three**

13' 1" max x 12' 7" ( 3.99m max x 3.84m )  
uPVC double glazed window to rear aspect, radiator, smooth plastered ceiling.

### **Hallway**

Door to garage.

### **First Floor Landing**

Radiator, smooth plastered ceiling, stairs to second floor.

### **Kitchen/dining Room**

18' 11" x 10' 10" + recess ( 5.77m x 3.30m + recess )  
Two double glazed windows to rear aspect, fully fitted and comprehensive range of eye and base level fitted kitchen units, with a breakfast bar with tiled splashbacks, built-in gas hob, stainless steel extractor over, built-in electric stainless steel oven, plumbing for a dishwasher and a washing machine, space for upright fridge freezer, smooth ceiling, inset spotlighting, radiator, walk in pantry.

### **Lounge**

18' 11" x 15' 3" ( 5.77m x 4.65m )  
Double glazed window to front aspect, double doors onto balcony with is railed and decked with river views to the front, smooth ceiling, fitted wood flooring, radiator.

### **Second Floor Landing**

Access to roof space, window to side aspect, smooth plastered ceiling, radiator.

### **Bedroom Two**

18' 11" max x 10' 11" max ( 5.77m max x 3.33m max )  
Two double glazed windows to rear aspect, smooth plastered ceiling and a radiator.

### **En-Suite Shower Room**

Shower room comprises of shower cubical with inset Mira mains fed shower, wash hand basin, W/C, tiled splashbacks, extractor fan, radiator.

### **Bedroom One**

18' 11" x 12' 3" ( 5.77m x 3.73m )  
Built-in wardrobe, double window to front aspect, double doors onto a Juliet balcony with river views to front aspect, smooth plastered ceiling, radiator.

### **En-Suite Bathroom**

Suite comprises of panelled bath, wash hand basin, low level W/C, spotlighting, smooth ceiling, radiator, extractor fan.

### **Exterior**

Driveway parking to front, en-bloc driveway for two vehicles side by side, driveway leads into garage with up and over doors measuring 20' max x 12'4" max with light and door to hallway.

### **Agents Note**

The property has no rear garden, and over looks railway line to rear aspect.



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## The Corn Warehouse Bracondale Millgate, Norwich

- Stunning bespoke development with river views
- One of Norwich's most popular residential locations
- End-townhouse with internal garage and driveway
- Smooth ceilings
- Open plan kitchen/dining room

Tenure: Freehold EPC Rating: C

offers in excess of

**£450,000**



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Property Ref:  
NOR139680 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://williamhbrown.co.uk)