



1 Broom Close

Bracondale, Norwich, NR1 2AX

BROWN & CO



1 Broom Close, Bracondale, Norwich, NR1 2AX

A contemporary detached house with four bedrooms, suitable reception rooms, gardens and double garage. Off Bracondale, being a popular part of Norwich within easy reach of the centre of the city.

GUIDE PRICE - £595,000



DESCRIPTION

No. 1 Broom Close dates back to the 1970's, being constructed of traditional brick with a pitched main roof, with conservatory overlooking the garden and more recent side extension.

The accommodation is arranged on two floors and works well, with a wide entrance hall providing access to the ground floor accommodation, including cloakroom, dining room, sitting room, conservatory, kitchen/breakfast room and ancillary rooms.

The first floor bedrooms arranged around a wide landing area with family bathroom and en-suite facilities serving the main bedroom.

The property has an open plan feel on both the ground and first floors. The conservatory is an important part of the property, providing a great deal of light, and the side extension which was completed back in 2007 provides extra space on the ground and first floors, including utility room, larder and en-suite bathroom facilities.

Outside, the grounds are a major feature of the property and the grounds surround the house, being mainly laid to lawn

with flower borders and specimen trees. There are a number of terraces, taking advantage of the privacy and light. The double garage is constructed of brick with a pitched roof and provides space for two cars and general storage, with personnel door to the side garden. Otherwise, there is hardstanding for a number of vehicles to the side at the rear.

Services: Mains water, electricity, gas and drainage are connected to the property. Gas central heating system.

LOCATION

The property is approached via an unadopted road off Conisford Drive, itself off Bracondale, being close to the centre of the city and within easy reach of local shopping and transport facilities in Bracondale. Whitlingham Broad is within walking distance, with easy access to Trowse and the Norwich southern bypass. This is an excellent opportunity to live tucked away in one of the prime residential areas of Norwich with privacy.

DIRECTIONS

Proceed out of Norwich via Bracondale, turn right into Conesford Drive and immediately right into The Loaming

and then bear right into Broom Close. The property is at the end of the Close on the left hand side.

AGENT'S NOTES:

- (1) Following an insurance claim, some drains have been repaired with limited drain replacement. A Structural Engineer then carried out an inspection to provide an overview of the work carried out. Full details are available from the selling agents, and may be inspected, and copies requested, by prospective purchasers.
- (2) Broom Close is unadopted and shared by a number of properties and maintenance cost is according to user.
- (3) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (4) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

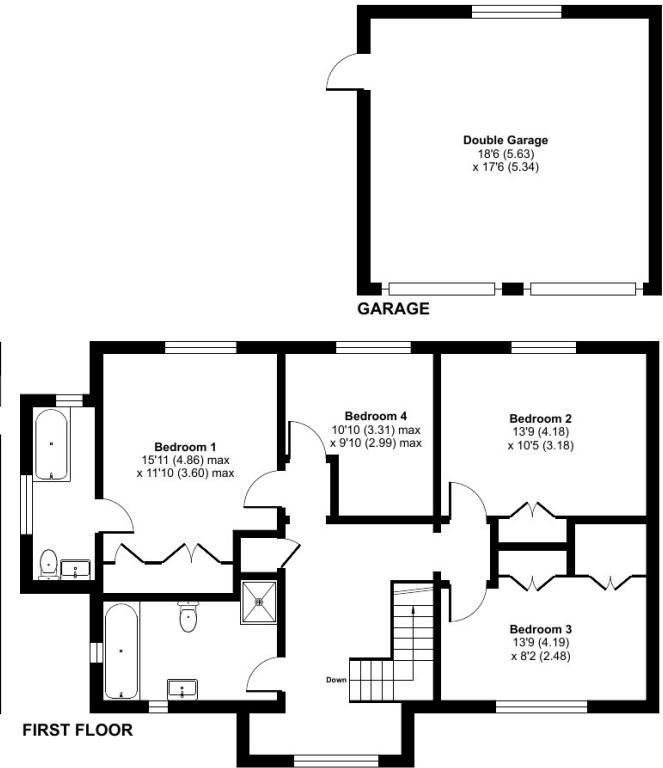
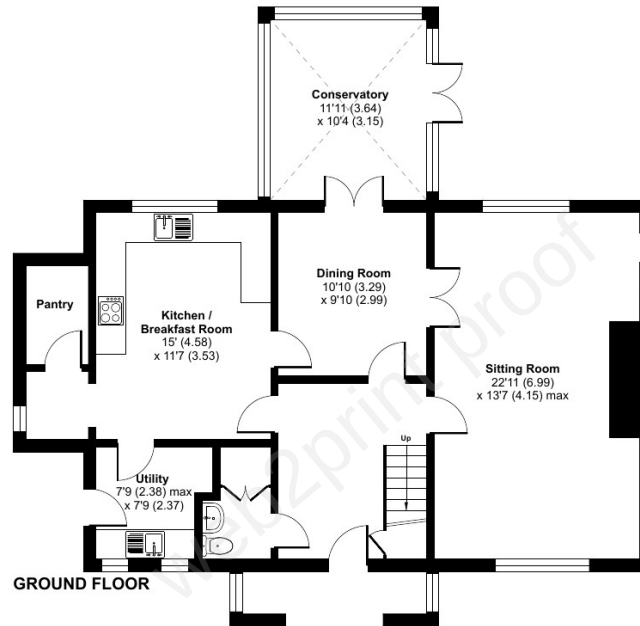
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1325716

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated August 2025. Ref. 064225

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants