



Bracey Avenue, Norwich - NR6 7LB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Bracey Avenue

Norwich

EXTENDED AND MODERNISED, this impressive SEMI-DETACHED CHALET offers approximately 1,195 sq. ft (stms) of versatile accommodation, thoughtfully designed for contemporary living, alongside a 365 Sq. ft (stms) STUDIO/garage. The generous PORCH and HALL ENTRANCE lead into a bright and spacious stylish 16' KITCHEN/BREAKFAST ROOM. The kitchen is an inviting hub for family life, featuring ample workspace and direct access to the garden. Open plan, the 17' SITTING ROOM, seamlessly leads to a 14' GARDEN ROOM, which overlooks the attractive rear garden and floods the ground floor with natural light. The property benefits from a practical GROUND FLOOR STUDY, ideal for those seeking a dedicated work-from-home space, as well as a modern SHOWER ROOM for added convenience. Two well-proportioned GROUND FLOOR BEDROOMS provide flexible accommodation, perfect for guests or family members, while the FIRST FLOOR LOFT ROOM boasts its own EN SUITE, offering privacy and comfort for a principal suite or additional living area.

Throughout, the home is finished to a high standard, blending functionality and style, with plentiful storage solutions to support a clutter-free lifestyle. The fully LANDSCAPED AND ENCLOSED REAR GARDEN features a sweeping patio that spans the width of the house, ideal for al fresco dining or summer entertaining. Timber sleepers define a raised lawn area, creating a safe and attractive space for children or pets. A substantial TIMBER WORKSHOP provides excellent storage or hobby space, while the DETACHED BRICK-BUILT GARAGE/STUDIO (measuring approximately 365 sq. ft, subject to measured survey) offers remarkable flexibility. With bi-folding doors, fitted carpet, recessed spotlighting, and electric heating, the studio is perfect for use as a home office, gym, creative studio, or additional entertaining space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended & Modernised Semi-Detached Chalet
- Approx. 1195 Sq. ft (stms) of Accommodation
- 365 Sq. ft (stms) Studio/Garage Building
- 17' Sitting Room & 14' Garden Room
- Inviting 16' Kitchen/Breakfast Room
- Ground Floor Study & Shower Room
- Two Ground Floor Bedrooms & First Floor Loft Room with En Suite
- Landscaped & Enclosed Garden with a Large Patio



Old Catton is a popular suburb to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, church and a local pub. The historic Grade II Listed 70 Acre Catton Country Park is a short walk away providing dog friendly woodland walks to explore. There is good access to the NDR (Broadland Northway) and a regular bus service into the city of Norwich with Park and Ride facility at either Norwich International Airport or Sprowston Park and Ride which are close by.

### SETTING THE SCENE

Set back from the road and approached via a shingle driveway, off road parking is provided for several vehicles with access leading to the side of the property where gated access leads to the rear garden and outbuilding.

### THE GRAND TOUR

Stepping inside the porch entrance offers the ideal meet and greet space, with fitted carpet underfoot and a door taking you to the main hall entrance. Doors lead to the living accommodation to the rear and bedrooms to the front. Two bedrooms sit at the front of the property, both finished with uPVC double glazing and fitted carpet underfoot. A study sits to the right hand side with fitted carpet underfoot and offering a variety of potential uses. Sitting opposite the ground floor modern shower room includes a white three piece suite, with a walk-in shower cubicle and thermostatically controlled twin head rainfall shower with contrasting tiled splash-backs, tiled flooring and heated towel rail. As you head into the kitchen, this open plan space leads seamlessly into the main sitting room with a built-in storage cupboard sitting under the stairs which lead to the first floor landing. The kitchen offers an extensive range of built-in storage units with a large sweeping breakfast bar, whilst space is provided for a freestanding gas fired range style cooker with a glass splashback and extractor fan.

Space is provided for general white goods including a fridge freezer, washing machine and tumble dryer, whilst French doors lead out to the rear garden. The main sitting room is finished with fitted carpet underfoot with ample space for soft furnishings, whilst sliding patio doors open up to the garden room - extending the living space and finished with wood effect flooring underfoot. Dual aspect windows face to the side and rear whilst the door leads out to the rear patio.

Heading upstairs, the first floor loft room can be found which is currently used as a bedroom by the vendors. Finished with fitted carpet and a range of built-in wardrobes, velux windows provide natural light, with eaves storage access and door to an en-suite shower room. This split level room offers a white three piece suite with a corner shower cubicle housing a thermostatically controlled twin head rainfall shower with tiled splash-backs and flooring, heated towel rail and eaves storage access.

### FIND US

Postcode : NR6 7LB

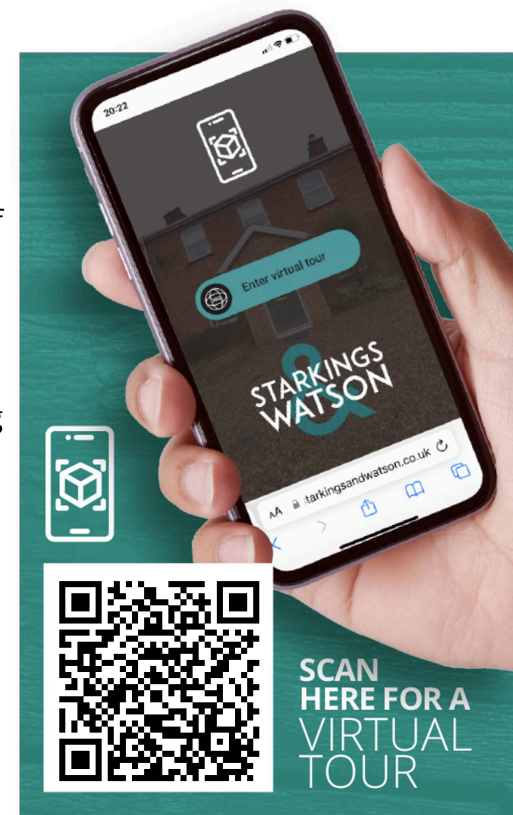
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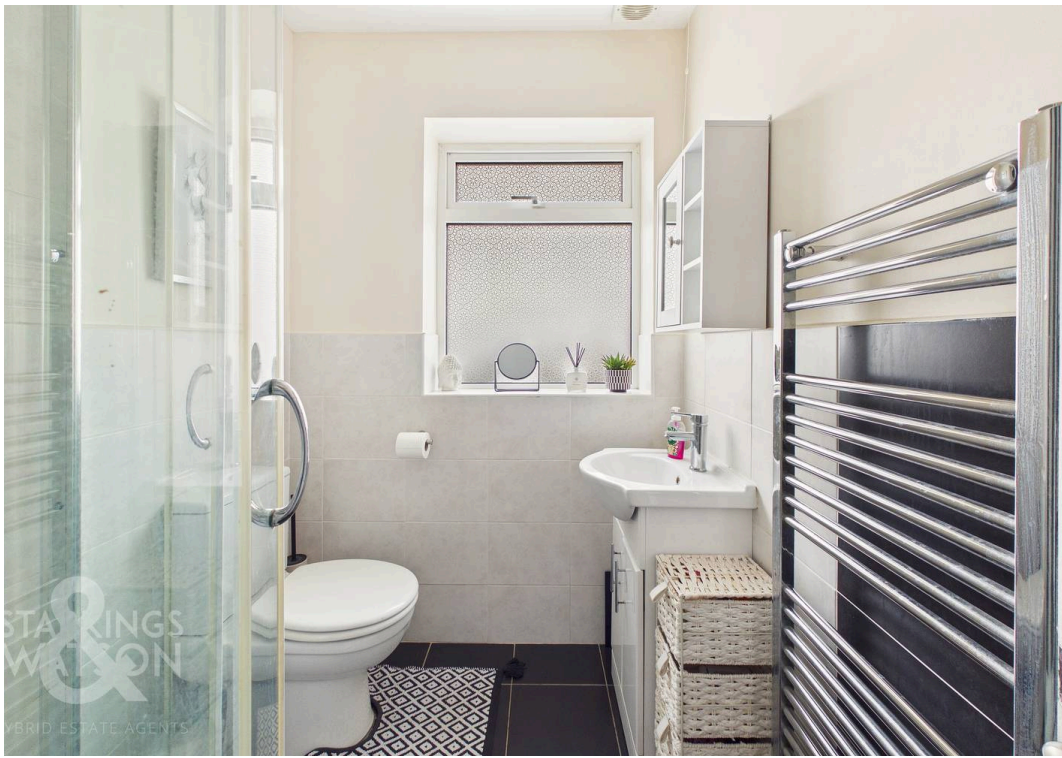
### VIRTUAL TOUR

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

### AGENTS NOTES

The current vendors benefit from a historic indemnity policy due to insufficient building regulation approval for the loft conversion.







## THE GREAT OUTDOORS

Heading outside, the rear garden has been fully landscaped to include a large sweeping patio which runs across the width of the property, opening up to timber sleepers which house a raised lawn expanse. Timber panel fencing encloses all sides, with a range of planting and shrubberies along the side and rear borders, along with a large timber built workshop and detached brick built garage/studio. The studio offers a multitude of uses with bi-folding doors opening up to an open expanse with fitted carpet, recessed spotlighting, electric heating and the original garage door still in situ if required.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1560 ft<sup>2</sup>

145 m<sup>2</sup>

**Reduced headroom**

33 ft<sup>2</sup>

3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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