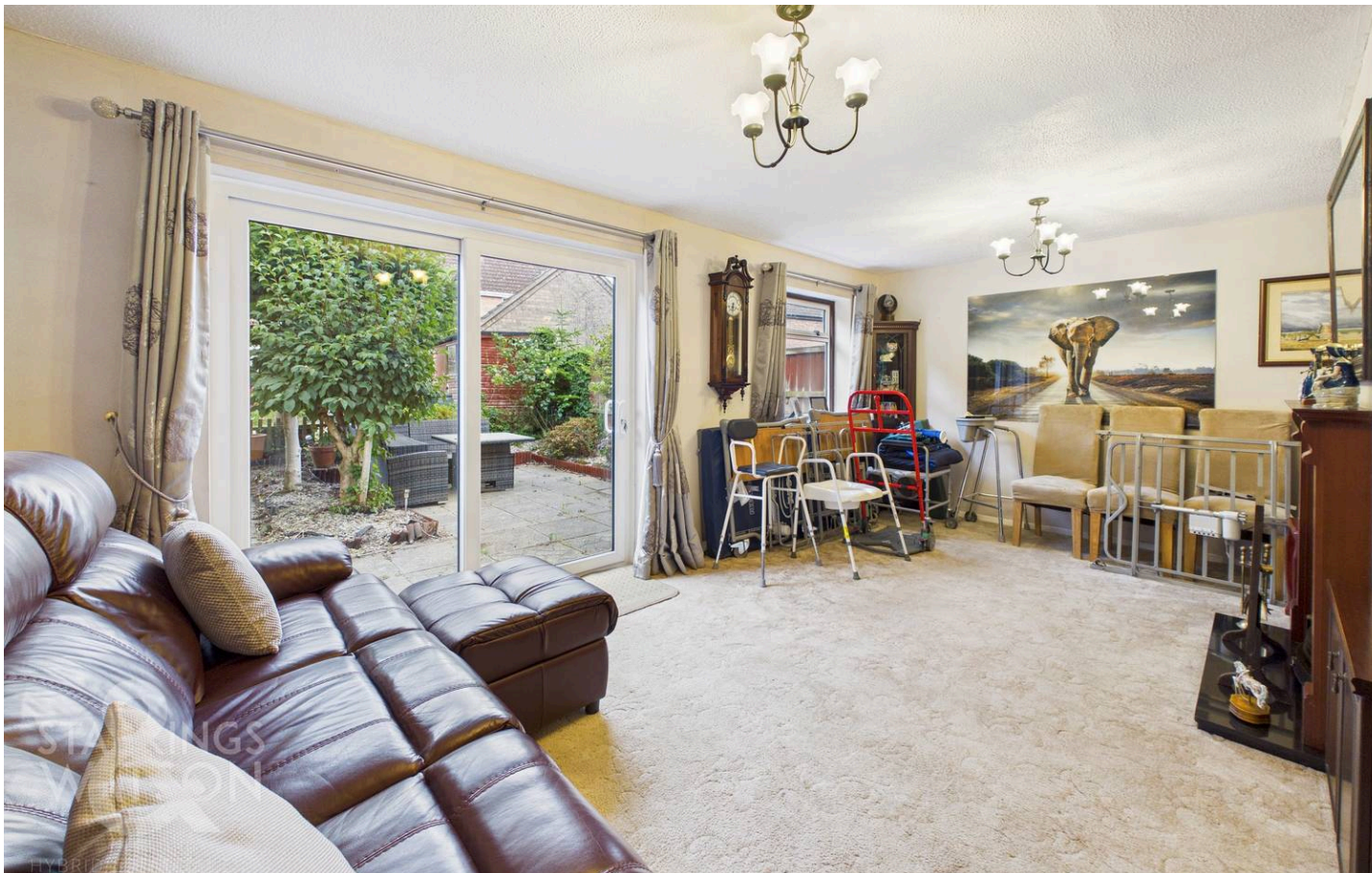




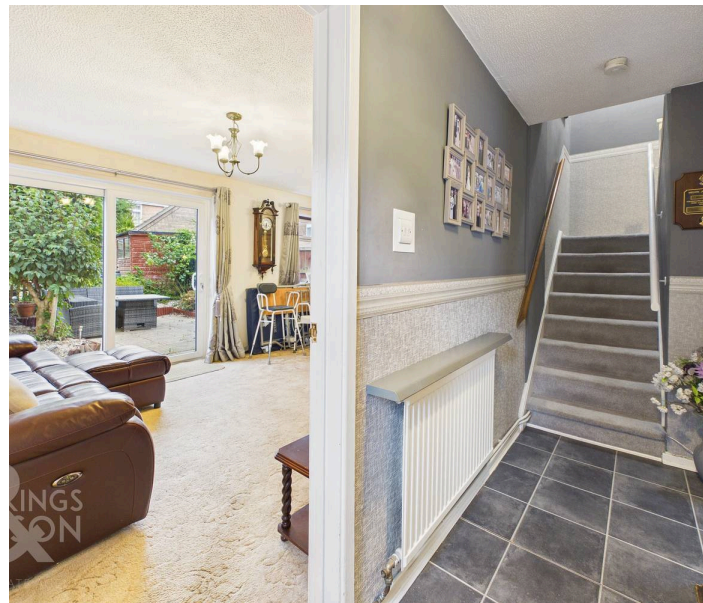
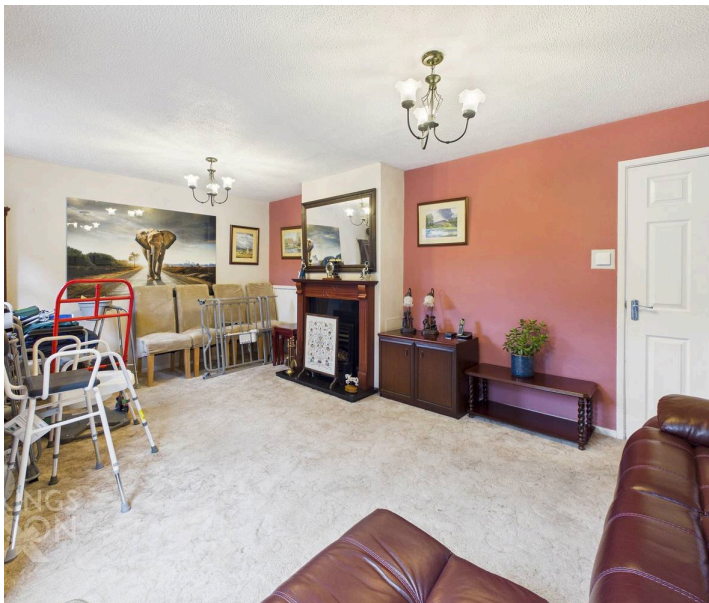
Braithwait Close, Norwich - NR5 9EJ



Braithwait Close

Norwich

NO CHAIN! Tucked away in a QUIET CUL-DE-SAC, this impressive SEMI-DETACHED FAMILY HOME offers both comfort and versatility, perfect for modern family living. Step through the welcoming HALLWAY ENTRANCE, where stairs rise to the first floor and a convenient TWO PIECE WC is thoughtfully positioned for guests. The heart of the home is the expansive 18' SITTING ROOM, flooded with natural light and seamlessly opening to the garden, creating a wonderful flow for relaxation or entertaining. The equally spacious 18' OPEN KITCHEN/DINING ROOM boasts ample space for family meals and gatherings ideal for those who love to cook or entertain. Upstairs, FOUR GENEROUS BEDROOMS open from the landing, providing flexibility for family, guests, or a home office. The three piece FAMILY SHOWER ROOM has been UPDATED and MODERNISED, ensuring a touch of luxury and practicality for busy family mornings. Stepping outside, DRIVEWAY PARKING can be found for MULTIPLE VEHICLES and a GARAGE perfect for additional storage or secure parking. Additionally, the PRIVATE and FULLY ENCLOSED GARDEN is LARGER THAN AVERAGE for the area.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Semi-Detached Family Home
- Quiet Cul-De-Sac Positioning
- 18' Sitting Room Opening To The Garden
- 18' Open Kitchen/ Dining Room
- Four Bedrooms Opening From The Landing
- Larger Than Average Private & Enclosed Rear Garden
- Driveway Parking For Multiple Vehicles & Garage

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.



SETTING THE SCENE

Tucked away within a quiet cul-de-sac, the property is set back from the road with a low maintenance frontage, predominantly laid to brick-weave to provide off-road parking. A further tandem driveway extends along the side of the home, leading to a garage accessed via an up-and-over door, while the main entrance can be found to the side.

THE GRAND TOUR

Stepping inside, the welcoming entrance hall features tiled flooring underfoot, stairs rising to the first floor, a convenient two-piece guest WC, with doors opening to all ground floor accommodation. Positioned to one side, the 18' sitting room enjoys plenty of natural light, with sliding glass doors opening directly onto the garden patio. Carpeted flooring runs underfoot, with the space centred around a feature fireplace and accommodating a variety of soft furnishing layouts. Across the hall, the 18' open plan kitchen and dining room continues with tiled flooring underfoot. The kitchen boasts extensive storage from a range of wall and base units, wrap around worktops providing plentiful food preparation space, an inset ceramic sink with a mixer tap, space for a freestanding oven with a fitted extractor above, and under counter plumbing for a washing machine and dishwasher. The dining area comfortably accommodates a formal table, further benefiting from an internal door opening to a generous pantry cupboard.

Ascending the stairs to the carpeted first floor landing, overhead loft access and a useful airing cupboard are available, with doors leading to four well-proportioned bedrooms. The main bedroom offers extensive fitted cabinetry alongside ample space for a large double bed, while an adjacent bedroom features hard flooring underfoot with views over the garden, making an ideal single bedroom.

To the front of the home, two further bedrooms can be found: one offering carpeted flooring currently used for a single bed and freestanding storage furniture, and a fourth bedroom with hard flooring, used for storage but equally suited as a home office or study. Completing the accommodation, the refitted three piece shower room features decorative panelling throughout, a large glass enclosed shower cubicle with a rainfall showerhead, vanity storage below the sink, and a wall mounted heated towel rail.

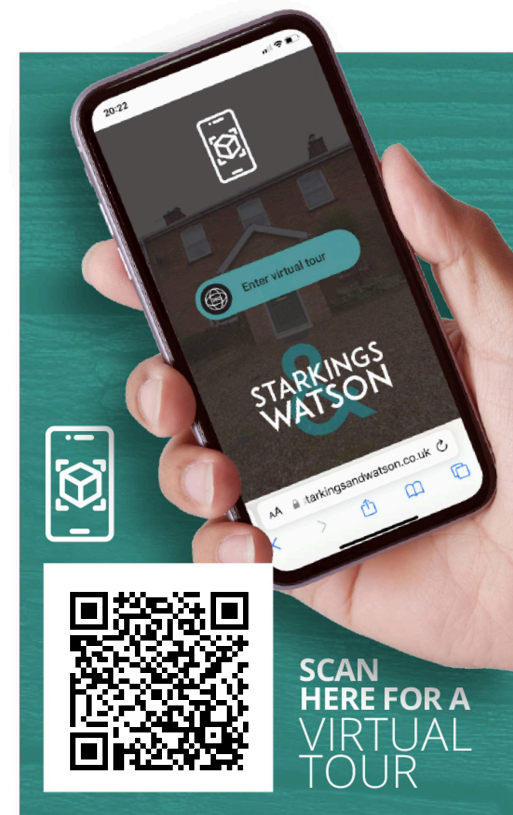
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VIRTUAL TOUR

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



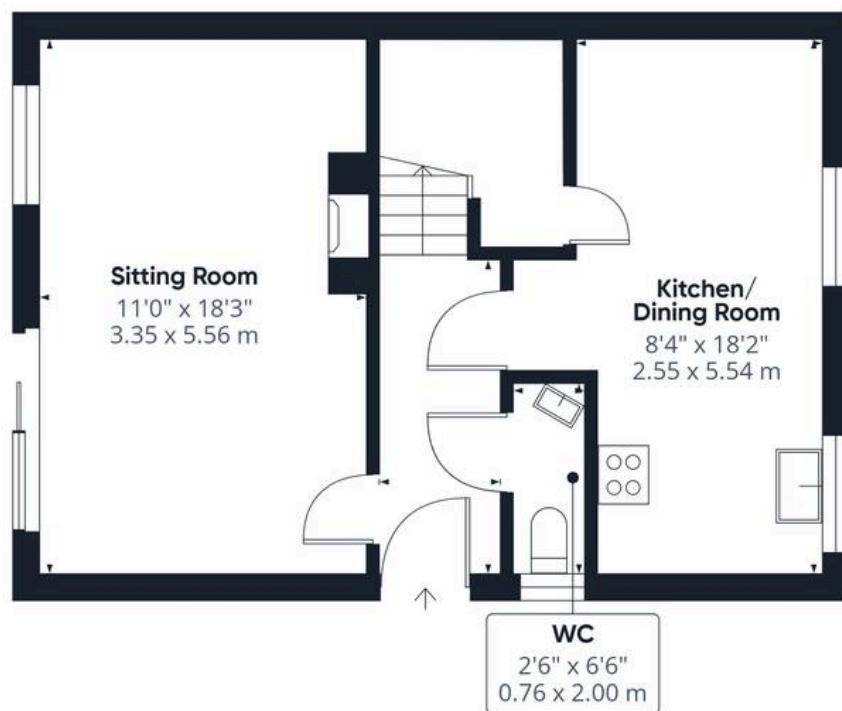




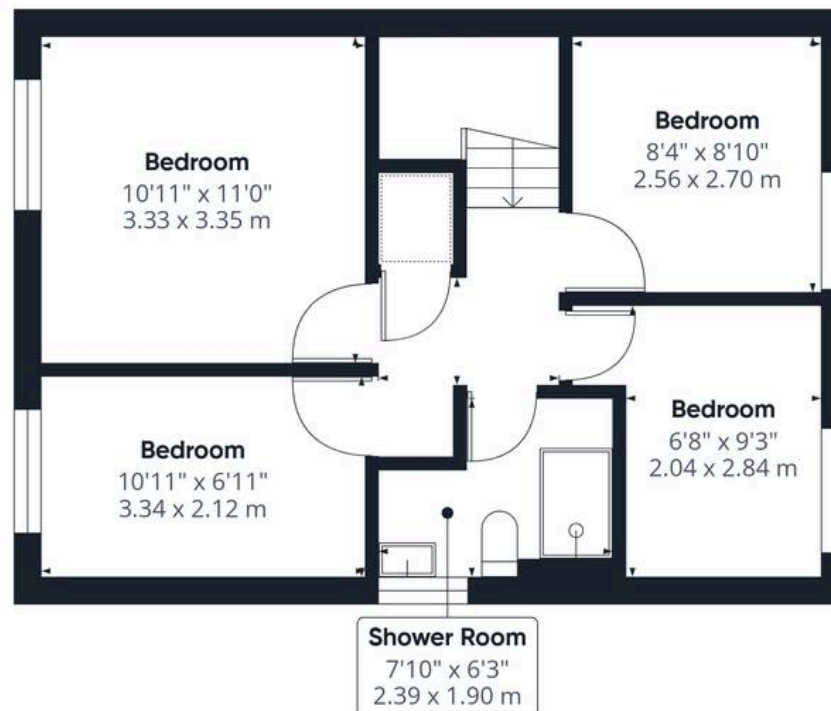
THE GREAT OUTDOORS

Stepping out of the sitting room patio doors, you will find yourself standing on a flag stone patio with plenty of room for outdoor furniture. With panel fencing, this garden is safe and secure for both children and pets. The rear of the garden is predominately laid to lawn with well established planted borders, a green house and a shed. Perfect for those with green fingers. Next to the property is a wooden gate leading you to the driveway and a garage with an up and over door.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
877 ft²
81.6 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.