



Branksome Road
Norwich, NR4 6SW
Guide Price £650,000

claxtonbird
residential

Branksome Road, Norwich, NR4 6SW

*** Guide Price £650,000 - £700,000 *** Positioned on Branksome Road, this charming detached three-bedroom chalet bungalow presents an exceptional opportunity for those looking to create their dream home. The inviting ground floor boasts an entrance hall, cloakroom, spacious kitchen/breakfast room, utility room, two welcoming reception areas, and a cosy bedroom with an en suite bathroom. On the first floor, you'll find two additional bedrooms complemented by a separate shower room conveniently located off the landing. Although the interior requires some modernisation, it offers an impressive amount of storage, including multiple walk-in cupboards that enhance functionality. One of the property's most captivating features is the stunning wrap-around garden, a mature oasis surrounded by hedging that ensures a high level of privacy. Accessed down a private driveway, this home is ideally situated just moments from the vibrant city centre of Norwich, perfectly blending peaceful living with urban convenience. Additionally, the property includes off-road parking and a garage with a separate workshop area. Offered for sale with no onward chain.

Entrance Porch

Entrance door, window to front aspect, coat cupboard with sliding doors, wood effect floor and personal door to garage.

Entrance Hall 14'4" x 8'11" + recess (4.38 x 2.73 + recess)

Feature glazed window to front aspect, open staircase leading to the first floor, large understairs storage cupboard, engineered wooden floor and radiator.

Cloakroom

Low level WC, wash hand basin, wood effect floor and window to front aspect.

Kitchen / Breakfast Room 12'6" x 14'5" (3.82 x 4.40)

Modern fitted kitchen comprising wall and base units with work surfaces over, stainless steel one and a half bowl sink drainer with mixer tap, built in Neff combination oven with warming drawer beneath, Neff induction hob, space for fridge freezer, plumbing for washing machine, wood effect floor, double glazed large window to front aspect and double glazed feature bay window to side aspect.

Utility Room

Space for dryer, shelving, tiled floor, windows to side and rear aspect and door leading out to the garden.

Dining Room 14'5" x 13'1" (4.41 x 3.99)

Upvc double glazed window to rear aspect, built-in shelving and storage, space for dining table, radiator and double bi-folding doors to sitting room.

Sitting Room 20'4" x 14'6" (6.22 x 4.43)

Upvc double glazed window to rear aspect, feature bay window to side aspect, open

fireplace with marble hearth and wood surround, two wall lights, two radiators and upvc double glazed French doors leading out to the garden.

Bedroom 13'11" x 14'2" max (4.25 x 4.34 max)

Upvc double glazed window to side aspect, fitted wardrobes and drawer units, wood-effect floor and radiator. Door to:

En Suite Bathroom 6'2" x 10'11" (1.88 x 3.35)

Three piece suite comprising panelled bath with shower screen and inset shower, large wash hand basin set in vanity unit with mixer tap, low level WC, part panelled walls, part tiled walls, tiled-effect floor, shaver point, towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing 13'1" x 12'6" (3.99 x 3.83)

Galleried landing overlooking the entrance hall with feature balustrade, loft access, radiator, upvc double glazed window to rear aspect and upvc double glazed door leading out to roof terrace.

Bedroom 13'10" max x 12'11" (4.23 max x 3.94)

Upvc double glazed windows to side and rear aspect, door to large walk-in eaves storage and radiator.

Eaves Storage 13'10" x 5'5" restricted head height (4.24 x 1.67 restricted head height)

Bedroom 12'4" x 12'9" (3.77 x 3.91)

Upvc double glazed windows to side and rear aspect, walk in eaves storage cupboard, walk in airing cupboard and radiator.

Eaves Storage 5'6" x 8'9" restricted head height (1.69 x 2.69 restricted head height)

Airing Cupboard 5'6" x 6'3" (1.69 x 1.93)

Shower Room 5'8" x 9'9" (1.75 x 2.99)

Three piece suite comprising large walk in shower with inset digital mixer shower, low level WC, pedestal wash hand basin set in vanity unit with mixer tap, part tiled walls, wood effect floor, shaver point, chrome towel rail radiator and upvc double glazed window to front aspect.

Garage 19'10" max x 13'4" (6.05 max x 4.07)

Electric roller door, wall and base units, shelving, built-in storage cupboard, power, light, workshop area, skylight windows and window to side aspect.

Workshop 9'10" x 5'6" (3.00 x 1.69)

Window to side aspect, shelving and work bench.

Front Garden

Enclosed walled garden accessed via a private driveway, offering a large parking area for several vehicles, with mature trees and hedging, brick-built store, outside tap, outside light and pathway leading to the entrance door and garage.

Rear Garden

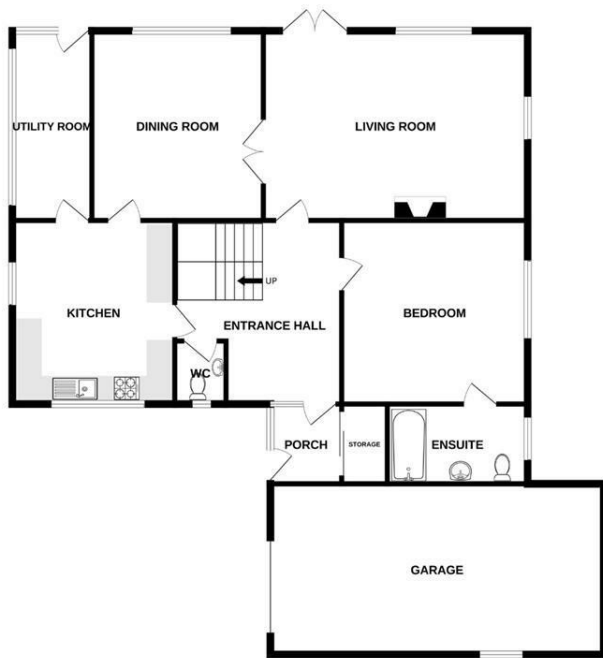
South-West facing garden laid to patio with a variety of mature inset flower, shrub and tree borders, mature hedging providing a good degree of privacy and pathway access to both sides of the property.

Agents Note

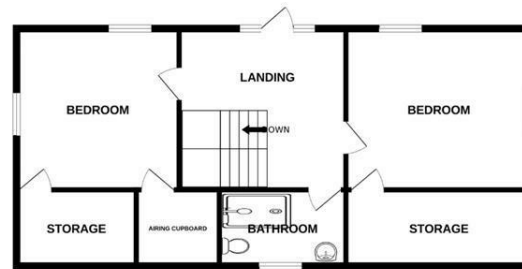
Council Tax Band F



GROUND FLOOR

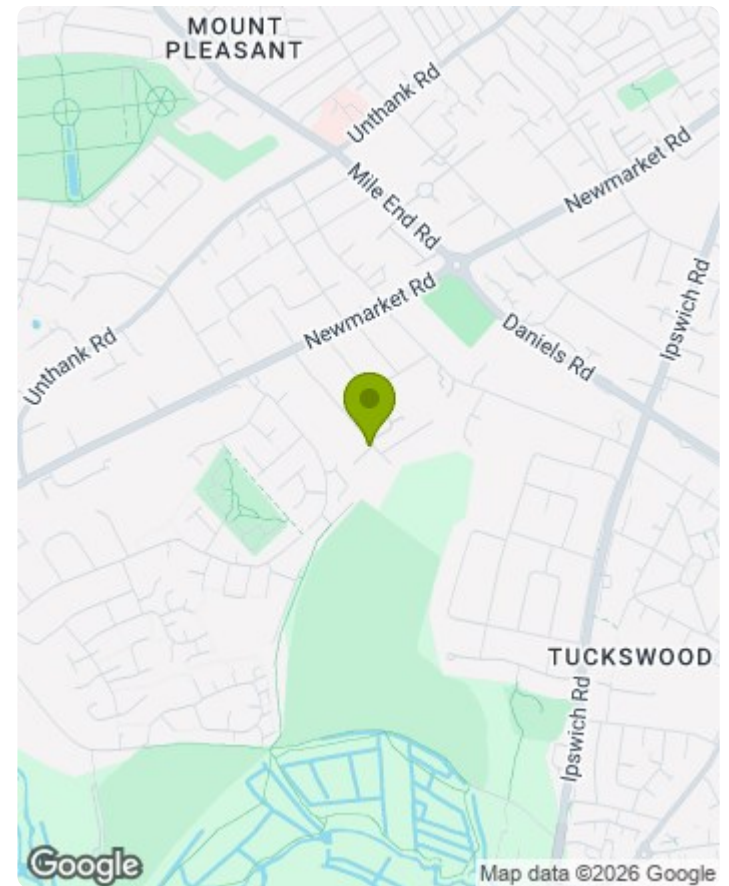


1ST FLOOR



44C BRANKSOME ROAD, NORWICH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	79
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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