



32c Bracondale  
Norwich, Norfolk, NR1 2AN

**BROWN & CO**



## 32c Bracondale, Norwich, Norfolk, NR1 2AN

Pleasantly positioned three bedroom home together with off road parking, garage and a delightful rear garden. No onward chain.

£425,000



### DESCRIPTION

No.32c Bracondale is an attractive end-of-terrace family home that has been exceptionally well maintained and offers bright, well-balanced accommodation throughout. The property benefits from a particularly light and airy feel, with generously proportioned principal reception rooms and attractive views over the landscaped gardens.

The ground floor accommodation flows extremely well, with the principal rooms approached from the reception hall, which provide excellent entertaining and family living space. Off the kitchen and to the rear, a delightful garden room later addition enjoys an abundance of natural light and provides an attractive connection with the gardens, making it an ideal space for year-round enjoyment.

The kitchen is well arranged and conveniently positioned to serve both the reception accommodation and garden.

On the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property is equally impressive. The landscaped gardens have been thoughtfully designed and carefully maintained, there are attractive planting and outdoor seating and entertaining areas. The gardens are presented in excellent order

and provide a high degree of privacy from neighbouring properties.

The property further benefits from the considerable advantage of an integral garage together with off-road parking.

Services – Mains water, mains drainage, mains gas (supply capped off), electric radiator heating, mains electricity. There is one solar panel and 3 photovoltaic panels connected to a feed in tariff.

Local authority – Norwich City Council. Council tax band – C

### LOCATION

No. 32C Bracondale occupies an attractive position on the southern side of Norwich, within one of the city's most desirable residential districts. Bracondale is a well-regarded road, conveniently situated within easy reach of the city centre. Norwich is renowned for its rich architectural heritage, vibrant cultural scene and excellent shopping and leisure facilities. The city offers an extensive range of independent boutiques, restaurants, cafés and theatres, together with the historic Norwich Cathedral and Norwich Castle. There are excellent state and independent schools nearby, together with the University of East Anglia and Norfolk and Norwich University Hospital. The property is approximately 1 mile from Tombland, the historic heart of the city. Norwich railway station is approximately 1 mile away and provides regular services

to London Liverpool Street with journey times from around 1 hour 45 minutes. The A47 southern bypass is also readily accessible, providing connections to the A11, Cambridge and the wider national road network.

### DIRECTIONS

Leaving Norwich on Ber Street heading away from Norwich continue up to the mini roundabout and head straight over, continuing to the end of Ber Street. Take the left turn onto Bracondale. The property is located on the left-hand side, just as you start to head down the hill. There are time limited parking spaces on Bracondale and also Corton Road nearby, viewers are advised to park on the drive for the property.

### AGENT'S NOTES:

- (1) 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.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

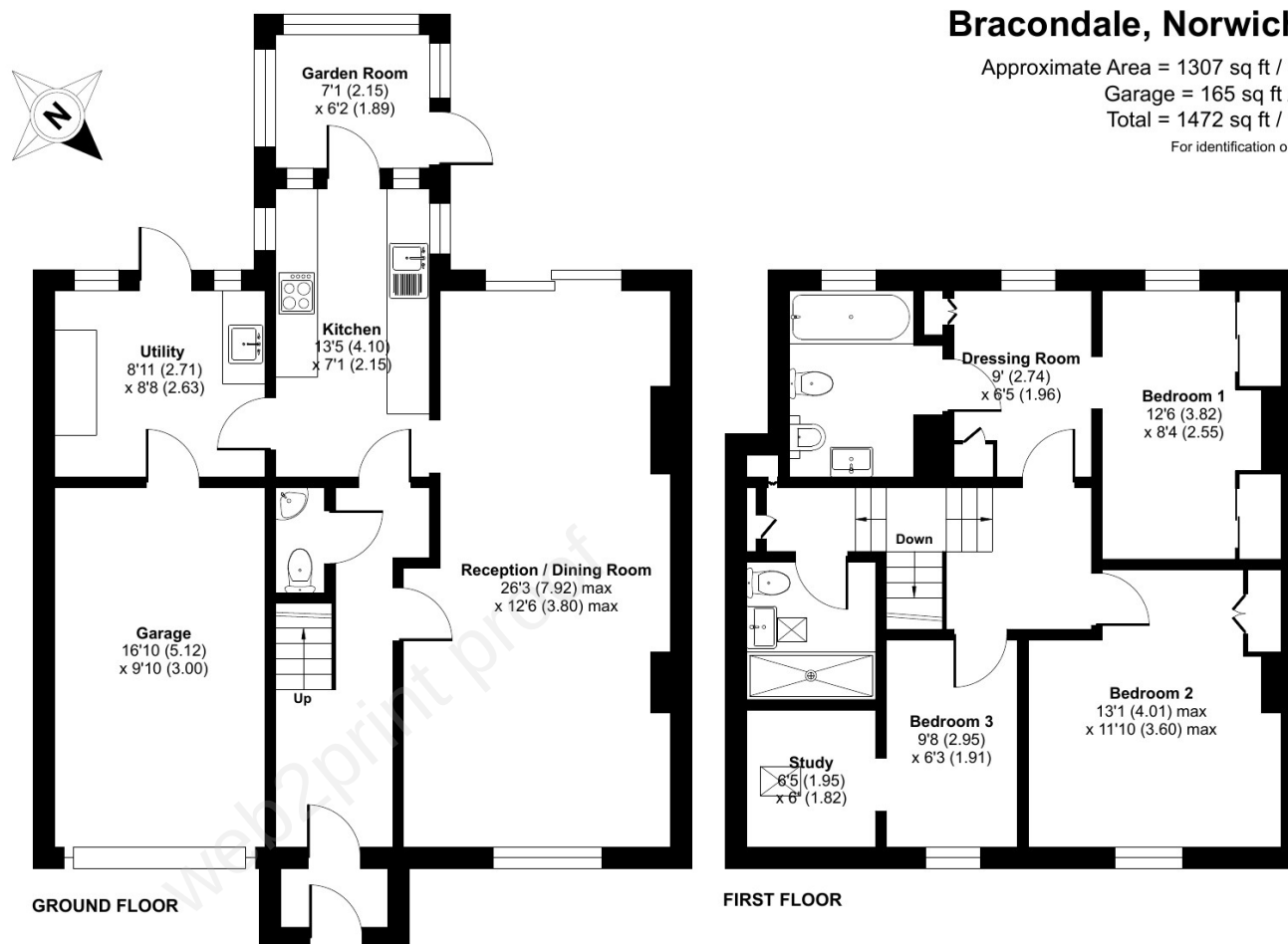
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Bracondale, Norwich, NR1

Approximate Area = 1307 sq ft / 121.4 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1472 sq ft / 136.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Brown & Co. REF: 1486288

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