







48 Brazen Gate I I Norwich I NR1 3SB

Offers Over £490,000

STUNNING MODERN TOWNHOUSE ON THE EDGE OF THE CITY CENTRE Gilson Bailey are delighted to offer this stunning and beautifully presented, four bedroom, three-storey townhouse, ideally positioned on the edge of Norwich City Centre and offering an impressive amount of spacious and versatile accommodation. Presented in excellent condition throughout, this superb home combines stylish modern living with a practical layout perfectly suited to growing families. The ground floor comprises a welcoming entrance hall, versatile bedroom/study, ideal for guests or those working from home, a modern shower room and useful utility room. Rising to the first floor, you will find the real heart of the home, an impressive open-plan kitchen/living area, providing a fantastic sociable space for cooking, dining, relaxing and entertaining, with the added benefit of a balcony offering a lovely outdoor seating area. On the second floor, there are three further well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added luxury of its own en-suite shower room. Outside, the property benefits from off-road parking to the front leading to an integral garage, while to the rear is a good-sized, low-maintenance garden, providing an excellent space for entertaining and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining four bedrooms, three bath/shower rooms, flexible three-storey accommodation, a balcony, garage and a fantastic location within easy reach of Norwich City Centre, this impressive property makes a superb family home, so be quick to book a viewing.

gilsonbailey

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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.
Made with Metropix ©2026

Location
Brazen Gate is within walking distance of local shops, restaurants, pubs, coffee shops and Sainsbury's supermarket. There is ease of access to Norwich bus station, the University of East Anglia, Norfolk & Norwich University Hospital, Norwich railway station, ring road, A47 and A11.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to bedroom/study, shower room, utility room and stairs to second floor.

Bedroom/Study 11'5" x 9'9"
Patio doors, radiator.

Shower Room 8'8" x 2'11"
Shower cubicle, low level WC, hand wash basin, radiator.

Utility Room 8'2" x 6'7"
Fitted wall and base units with worktops over, sink and drainer, space for washing machine, radiator, door to rear.

First Floor Landing
Door to kitchen/living area and stairs to second floor.

Kitchen/Living Area 31'8" x 16'9"
Fitted base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, three double glazed windows, two radiators, door to balcony.

Second Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 13'0" x 10'3"
Double glazed window, radiator, built in wardrobe.

En-Suite 7'8" x 5'8"
Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Two 12'4" x 10'4"
Double glazed window, radiator.

Bedroom Three 9'2" x 7'7"
Double glazed window, radiator.

Bathroom 8'3" x 6'3"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking, EV charger.

Garage 20'9" x 10'6"

Outside Rear
Artificial lawn with patio surround, enclosed by timber fencing with rear gate access.

Local Authority
Norwich City Council, Tax Band E.

Tenure
Freehold
Service Charge TBC

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

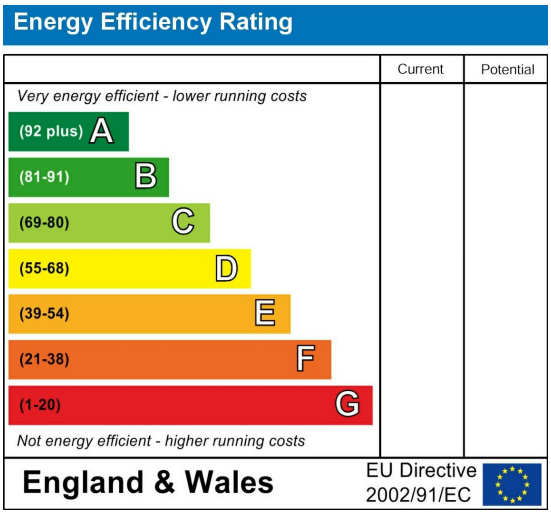












Local Authority

Norwich City Council, Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.