



THE STORY OF

# 6 Branksome Road

*Norwich, Norfolk*

SOWERBYS



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# 6 Branksome Road

Norwich, Norfolk  
NR4 6SN

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Detached Family Home

Five Bedrooms Across Three Floors,  
Including Versatile Studio

Bespoke Kitchen with Dining  
Area and Garden Views

Bright Sitting Room with Skylights  
and French Doors to Garden

Second Reception Room with Bay  
Window at Front of House

Primary Bedroom with Two Further  
Double Bedrooms on First Floor

Two Family Bathrooms and Dressing Room

South-West Facing Mature Garden  
with Lawn, Trees, and Paved Area

Highly Sought-After Location  
off Newmarket Road

Private Driveway and Single Garage

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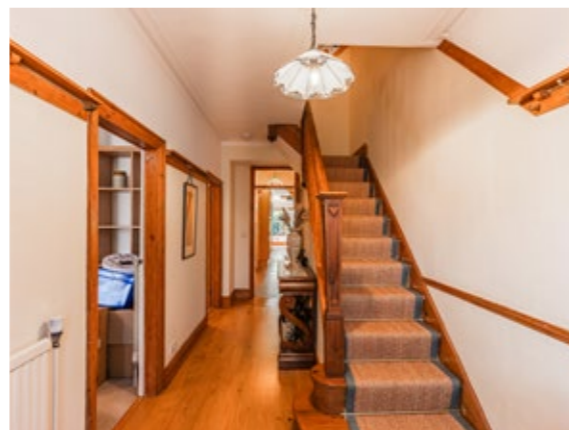


A stunning detached family home, combining classic period charm with contemporary living across three beautifully arranged floors. The property is entered via a warm and inviting hallway that leads into a snug study at the front of the house, featuring a charming bay window that floods the room with natural light.

At the rear, the heart of the home is the bespoke kitchen and dining area, with large windows framing views of the south-west facing garden, creating a bright, welcoming space perfect for cooking, dining, and everyday family life. Adjacent, the spacious sitting room is filled with natural light from skylights and garden-facing windows, with double doors opening onto the outdoor space for seamless indoor-outdoor living.

On the first floor, a generous primary bedroom provides a tranquil retreat, complemented by two further double bedrooms, two well-appointed family bathrooms, and a dressing room. The second floor offers additional flexibility with two further bedrooms, one of which is currently used as a studio - ideal for home working or creative pursuits.

Outside, the mature south-west facing garden is laid predominantly to lawn, interspersed with established trees and a paved area adjacent to the house - perfect for enjoying the sun in the warmer months. The property also benefits from a private driveway and single garage, combining convenience with a versatile and inviting space for family living in a highly sought-after location.





...a spacious house with  
a cosy feel...space to  
sleep, play and work.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Norwich

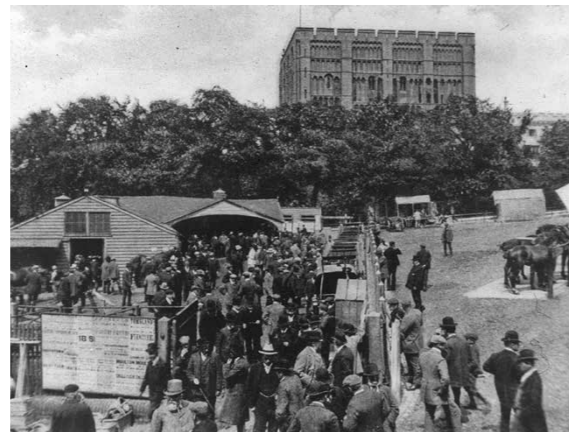
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from the Vendor



“The 1920s sunken garden brings lovely privacy - and a show of colour in the spring, with ancient fruit trees, aconites, bluebells and daffodils.”



### SERVICES CONNECTED

Mains water, gas and drainage.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 0117-3955-2200-7255-4204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: //tuck.dogs.twice

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# SOWERBYS

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