



58b Bracondale, Norwich, NR1 2AP

Asking price £695,000

DPS Estates are delighted to offer this impeccably renovated 4 bedroom detached home which is situated on one of Norwich's oldest and most exclusive roads.. The property was one of two houses built in the grounds of the former 'Judges House'. Set back from the road and behind mature Yew and Beech trees and gated private drive. The interior of this magnificent family home has undergone a full renovation with no expense spared with only the highest quality materials and appliances. The ground floor is the epitome of modern living with an open plan kitchen, lounge dining area with bifold doors bringing the outside in. There is also a utility room and WC. The first floor further compliments this family home offering four generous bedrooms, master with en-suite and a family bathroom.

This properties charm does not end here, the current owners have had the front and rear gardens fully landscaped again with the highest quality materials. The property also offers a garage with electric door and a separate bike store.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chapelfield Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself.

Entrance Hall



Entrance hall finished with designer Karndean flooring, comms cupboard with water softener, alarm system, wireless nest heat controls and nest CCTV system. Door leading to WC, lounge & kitchen.

Kitchen/Diner 28'1" x 9'1" (8.56 x 2.77)



Ultra Modern Kitchen with a range of wall and base units, granite work surfaces, Franke sinks with water filter & waste disposal, Quooker boiling tap, Bosch wirelessly controlled appliances, Hotpoint fridge and freezer drawers.

Lounge 21'10" x 25'5" (6.68 x 7.75)



Designer Karndean floor, wireless adaptable colour changing lights, built in Sonas sound system, bifolding doors to rear patio and door leading to utility room.

Utility Room 17'0" x 5'0" (5.20 x 1.54)



Karndean Flooring, range of wall and base units, storage cupboard with built in floor safe, fully motorised Velux windows with rain sensors.

WC



Ultra modern toilet suite with designer Karndean flooring, Grohe inset sink unit and toilet. Mains water switch for total leak confidents when you're not occupying the house

Stairs and Landing



Solid Oak staircase with bespoke glass surround leading to an airy landing space complete with natural light skylight

Master Bedroom 14'11" x 9'3" (4.56 x 2.83)



Double bedroom with high quality carpet flooring, fitted wardrobes with automatic LED lighting.

En Suite



En Suite Shower room with Grohe toilet and basin, fully tiled floor to ceiling and oversized shower.

Bedroom 2 14'11" x 9'0" (4.57 x 2.76)



Double bedroom with high quality carpet flooring, fitted wardrobes with automatic LED lighting.

Bedroom 3 9'0" x 10'4" (2.75 x 3.16)



Single bedroom with high quality carpet flooring, fitted wardrobe.

Bathroom



Ultra Modern family bathroom complete with

Grohe sanitary ware including P Bath with shower over, Inset basin and WC. Low level light to bathroom and hall, for low level auto light for a midnight visit to the toilet as well as Toothbrush charges in the wall.

Bedroom 4 10'5" x 7'2" (3.19 x 2.20)



Single bedroom with high quality carpet flooring.

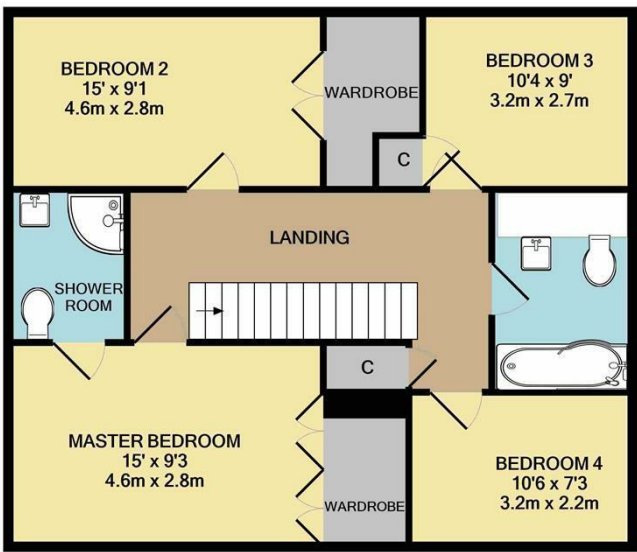
Exterior & Gardens



The entrance to the drive is accessed via contemporary handmade gates, fully landscaped front gardens parking for 4 cars, bike store, garage with power & electric car charger, Side patio and outside breakfast area with bright morning sun accessed via handmade iron gates. Floodlit Tree to the rear offering an exceptional night-time garden scene.

Low level dust till dawn lighting system eliminated the house and gardens. With additional down lights for total house illumination. Additional motion sensor security light. Outside power sockets and two outside taps.

Floor Plan



TOTAL APPROX. FLOOR AREA 1556 SQ.FT. (144.6 SQ.M.)

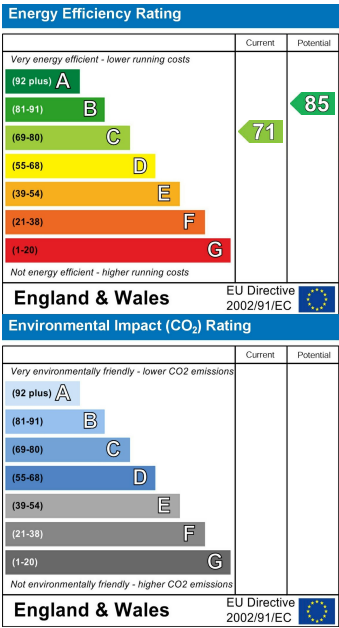
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Area Map



Energy Efficiency Graph



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