



44 Bracondale, Norwich

Guide Price £525,000 - £550,000

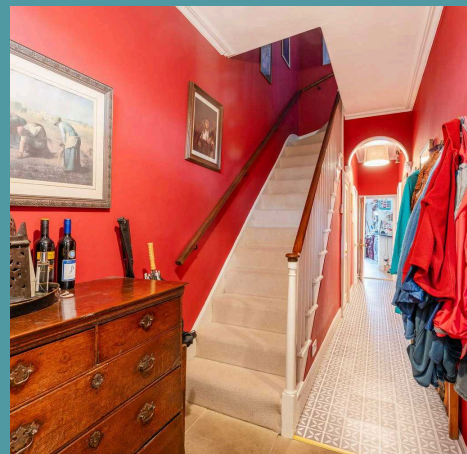
44 Bracondale

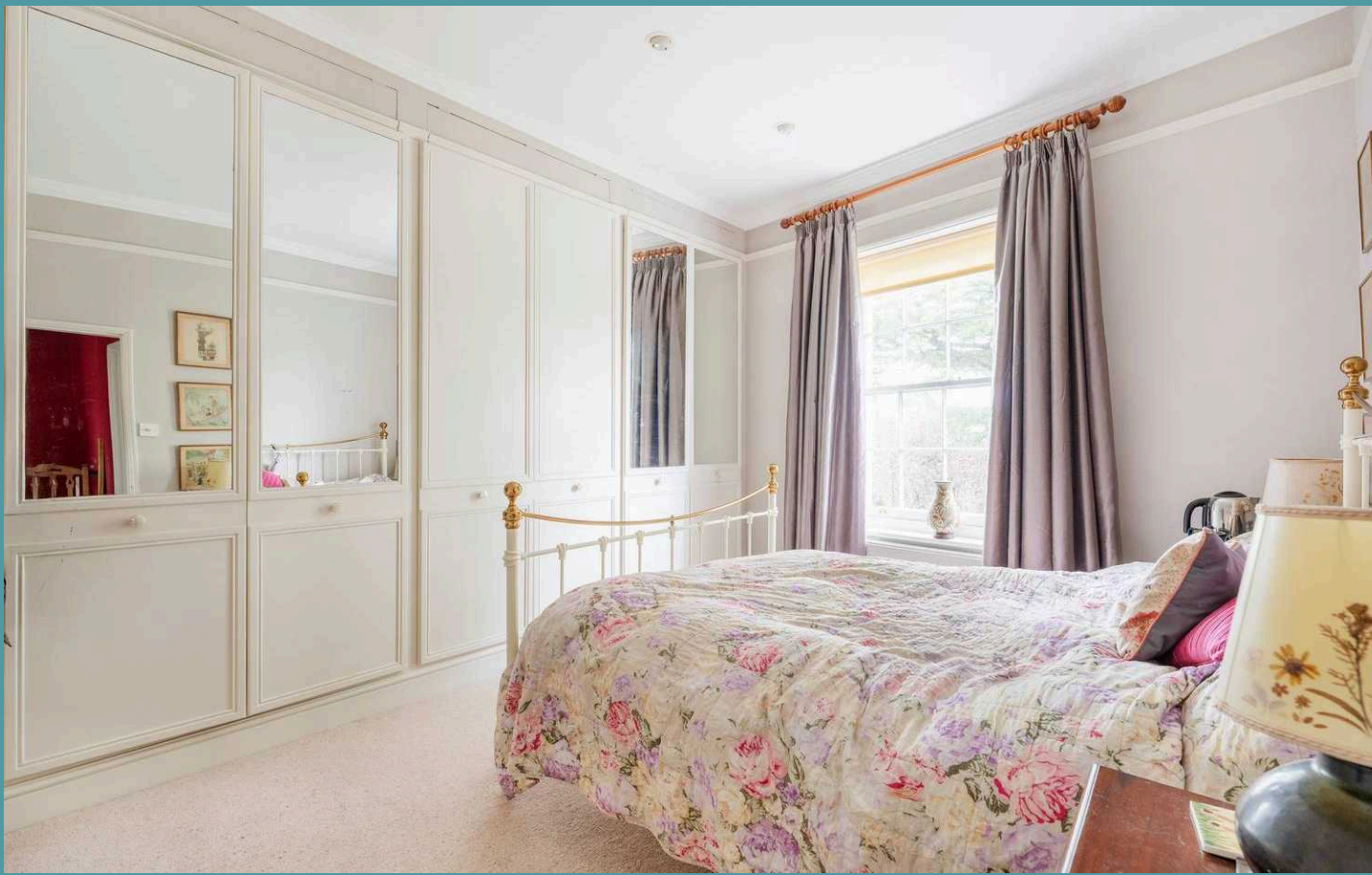
Norwich

Discover the perfect blend of urban convenience and period charm at this stunning Grade II Listed Georgian townhouse located in the highly sought-after Bracondale area of Norwich. This beautifully presented home features captivating drawing and dining rooms, period details and a well-equipped kitchen/breakfast room, making it ideal for modern living. The versatile basement adds valuable extra space, while four generous double bedrooms provide ample accommodation for family and guests. With enchanting gardens and a motivated vendor, this exquisite property offers a unique opportunity to embrace a distinguished lifestyle in a desirable location.

The Location

Situated at Bracondale, Norwich, this stunning Grade II Listed Georgian townhouse enjoys a prime location that perfectly balances urban convenience and serene living. Nestled in the highly sought-after Bracondale area, residents are just 0.5 miles from the vibrant city centre, which boasts an array of shops, cafes, and cultural attractions, including popular spots like Jarrold, The Forum and the Norwich Lanes. The nearby train station, located just 0.6 miles away, offers excellent transport links, making commuting effortless for both work and leisure. The picturesque surroundings, featuring tree-lined streets and charming period architecture, enhance the neighborhood's appeal, providing an escape while remaining within easy reach of the bustling urban lifestyle.





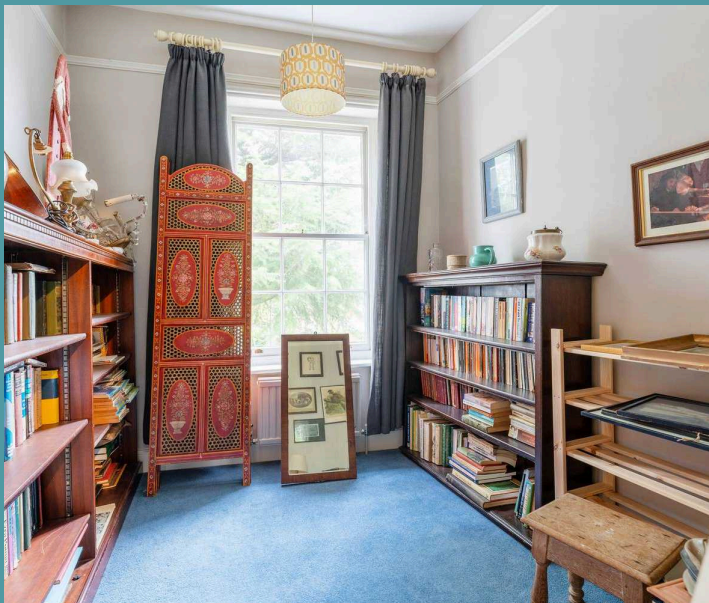
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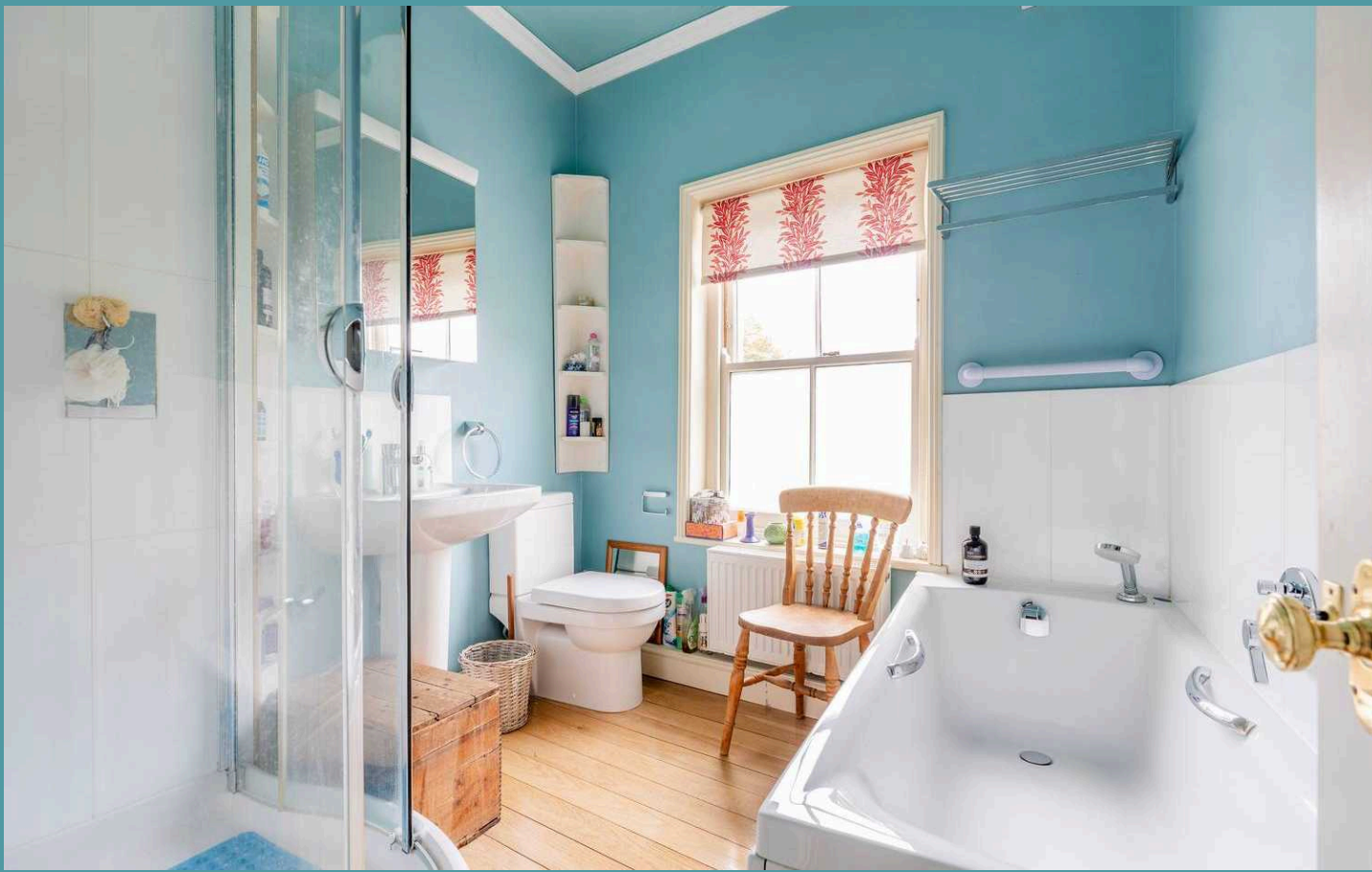
Norwich

Bracondale

Indulge in a lifestyle where the allure of urban vibrancy seamlessly intertwines with the grace of a period home. This beautifully presented Grade II Listed Georgian townhouse is nestled within the highly sought-after Bracondale area, offering a unique gateway to the heart of the city, just moments from the bustling centre and the train station. This home envelops you in its timeless charm, featuring captivating drawing and dining rooms adorned with period details, including exquisite ceiling roses and feature fireplaces.

The ground floor boasts two delightful reception rooms, with the drawing room showcasing original Georgian sash cord windows that fill the space with natural light. The well-equipped kitchen/breakfast room is perfect for modern living, providing a seamless blend of functionality and style. An inner hall offers access to the tranquil garden, while a cloakroom and convenient access to the basement enhance the practicality of this remarkable residence. The basement level is versatile, currently utilized as a study/library and a separate storeroom, adding valuable extra space for both work and leisure.





44 Bracondale

Norwich

On the first floor, you'll find four generous double bedrooms, providing ample room for family or guests, along with a family bath and shower room for comfort and convenience. Outside, the property features a charming front garden with mature landscaping and a serene rear garden that invites relaxation. With parking available via permits and a motivated vendor, this exquisite Georgian townhouse represents a unique opportunity to embrace a distinguished lifestyle in one of the city's most desirable locations.

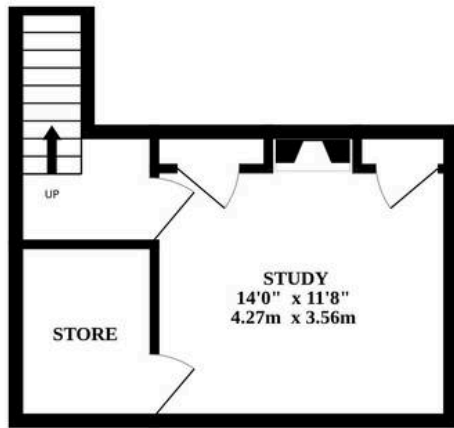
Agents Note

Sold Freehold

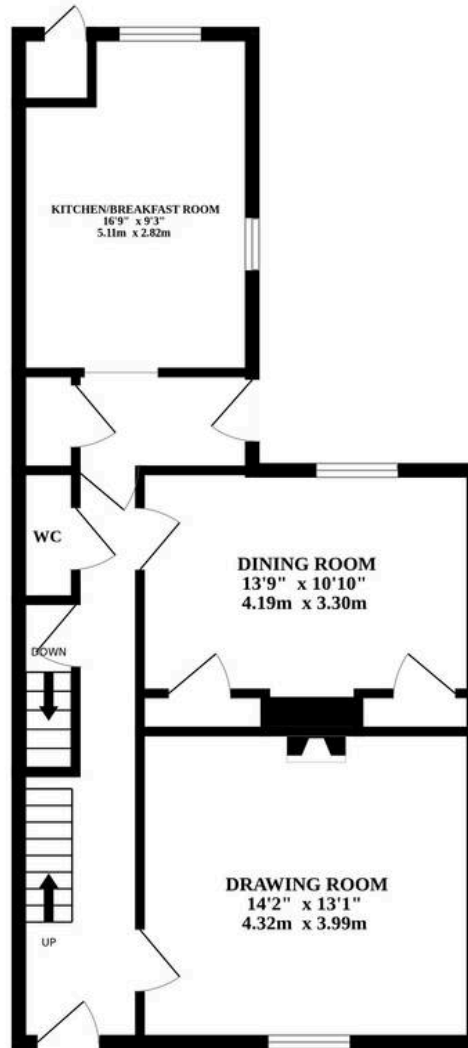
Connected to all mains services.



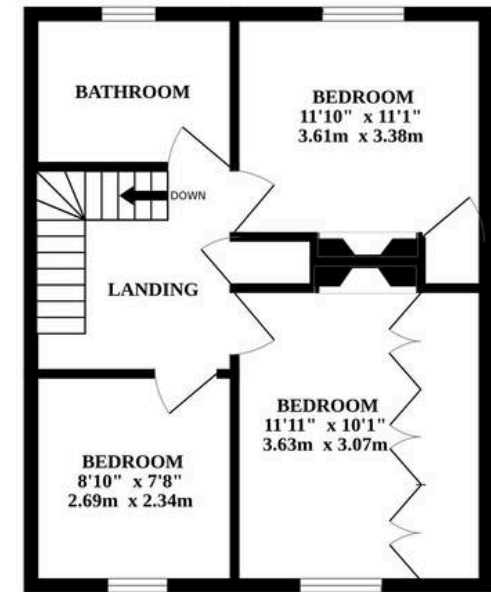
BASEMENT



GROUND FLOOR



1ST FLOOR



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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