

HADLEY TAYLOR

50 BRACONDALE, NORWICH NR1 2AP

RARELY AVAILABLE GRADE II LISTED GEORGIAN REGENCY TOWN HOUSE ARRANGED OVER FOUR FLOORS AND LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE WITH ENTRANCE HALL, ELEGANT DRAWING ROOM, DINING ROOM, GARDEN ROOM, KITCHEN, GROUND FLOOR CLOAKROOM, 4 BEDROOMS, 2 BATHROOMS, CELLAR, GARAGING FOR THREE CARS, DELIGHTFUL SOUTH WEST FACING REAR GARDEN, GAS FIRED CENTRAL HEATING AND A WEALTH OF PERIOD FEATURES



Drawing Room



Dining Room



Rear View



Bedroom 1



Bedroom 2



Bedroom 3



GUIDE PRICE £750,000

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



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Location

Bracondale boasts a significant number of fine Regency and Georgian houses. The property itself is located within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The village of Trowse, with its public houses, village green and primary school, is within walking distance. Whitlingham, with its ski slope, water sports and dog walking, is also close by. From Norwich there is a half hourly main line rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes.

Accommodation

The ground floor accommodation comprises an elegant entrance hall with original turned staircase, beautifully proportioned drawing room with two sash windows each with original working panelled shutters and period fireplace, large dining room, garden room, kitchen and cloakroom. On the first floor there are three double bedrooms and a family bathroom off the galleried landing and on the second floor there is a further double bedroom and a second bathroom. The cellar provides useful storage space and could easily be converted into a further living room if required. The property benefits from gas fired central heating and a wealth of period features such as sash windows, original doors, fireplaces and shutters.

Outside

The front garden, which is enclosed by a wall and railings, is laid mainly to lawn with borders and a path leading to the front door. The walled rear garden, which faces south west, is laid to lawn with a terrace and shrub borders. At the bottom of the garden there is garaging for three cars with up and over doors, power and light. In addition there is off road parking for two cars in front of the garages and this is approached via electric gates and a private driveway that runs behind the terrace of three houses. This driveway is accessed via Milverton Road.

Directions

From the St. Stephens roundabout head eastwards on Queens Road, continue into Bracondale and the property can be found on the right hand side of the road.

Local Authority

Norwich City Council 01603 212212

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

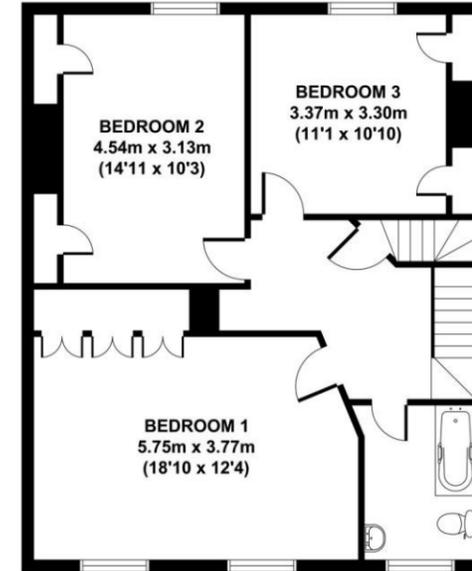
Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

Selling your home

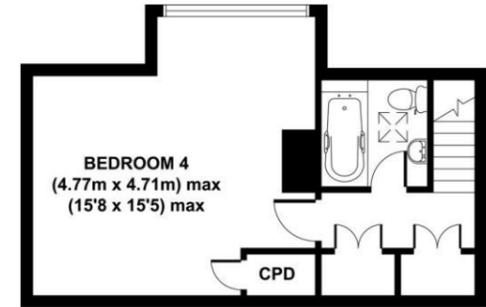
Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

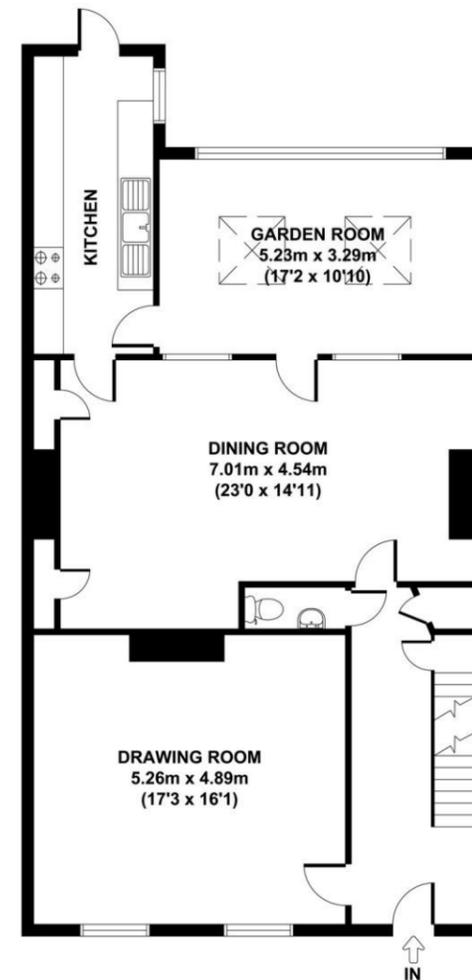
Monday to Friday: 0900 – 1730
Saturdays: 0930 – 1500.



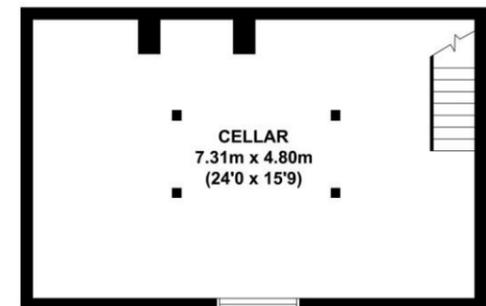
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



CELLAR

APPROX. GROSS INTERNAL FLOOR AREA 2519 SQ FT / 234 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY-NOT TO SCALE

