

# HADLEY TAYLOR

## 24 BRANKSOME ROAD, NORWICH NR4 6SW

SUBSTANTIAL DETACHED FAMILY HOUSE BUILT IN 1920 AND LOCATED IN ONE OF THE CITY'S MOST SOUGHT AFTER RESIDENTIAL AREAS, WITH ENTRANCE HALL, 22' LIVING ROOM, SITTING ROOM, SUPERB OPEN PLAN KITCHEN/DINING ROOM, UTILITY ROOM, GROUND FLOOR CLOAKROOM, 4 DOUBLE BEDROOMS, FAMILY SHOWER ROOM, EN-SUITE BATHROOM, GARDEN OFFICE, OFF STREET PARKING FOR SEVERAL CARS, 200' SOUTH WEST FACING REAR GARDEN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND PERIOD FEATURES  
ENERGY RATING D



**GUIDE PRICE £1,100,000**



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ**  
Tel: 01603 250248 [www.hadleytaylor.com](http://www.hadleytaylor.com)



Total area: approx. 230.3 sq. metres (2478.7 sq. feet)

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## Location

Branksome Road is located just off Newmarket Road within two miles 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. 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. State and independent schools for all age groups, local shopping facilities, public houses, a Waitrose supermarket, the Norwich and Norfolk University hospital, the University of East Anglia and Eaton Park are all within easy reach.

## Accommodation

The ground floor accommodation comprises a spacious entrance hall with oak floor, sitting room with fireplace, 22' drawing room with fireplace, superb open plan kitchen/dining room with bespoke units, granite work tops, island unit, integrated appliances, oak floor, vaulted ceiling and bi-fold doors to the rear garden, utility room and cloakroom. On the first floor there are four double bedrooms, a family shower room and an en-suite bathroom to the main bedroom. The house is excellently presented throughout and benefits from period features, gas fired central heating and double glazing.

## Outside

The front garden is walled with an in and out drive and laid mainly to shingle hard standing for several cars with flower borders. The 200' rear garden, which is south west facing, has an extensive stone terrace immediately to the rear of the house with flower and shrub borders, lawns, mature trees, a self contained garden office with heating, light and power, large timber garden shed, greenhouse, bicycle shed, pond and side access.

## Directions

Leave Norwich on Newmarket Road, cross over the outer ring road and take the fourth left turn into Branksome Road. The property can be found on the right hand side of the road.

## Local Authority

Norwich City Council.

## 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



Drawing Room



Kitchen/Diner



Kitchen/Diner



Sitting Room



Bedroom 1



Rear Elevation

