



**Bracondale Millgate
Norwich, NR1 2FE**

Offers in the region of £450,000

claxtonbird
residential

Bracondale Millgate, Norwich, NR1 2FE

Nestled in the charming area of Trowse, this exquisite three-storey townhouse offers a delightful blend of modern living and picturesque views overlooking the River Yare. With three well-proportioned bedrooms, including a master bedroom complete with an en suite bathroom, this property is perfect for families or those seeking extra space. The ground floor features a welcoming sitting room and a spacious kitchen/dining room, both excellent for entertaining guests. A convenient cloakroom adds to the practicality of the layout. The upper floors incorporate three bedrooms, further complemented by a family bathroom, ensuring comfort and convenience for all residents. Outside, the property boasts a shingled driveway and garage, providing ample space for parking and storage. The delightful location is a significant highlight, being within close proximity to the vibrant City Centre, offering a wealth of shops, restaurants, and cultural attractions. Additionally, the nearby Whitlingham Country Park presents an excellent opportunity for outdoor activities and leisurely walks. Nearby, there is private access to a wild swimming spot, situated at the front of the mill, leading out to the river.

Entrance Hall

Bright and spacious entrance hall with stained glass entrance door, stairs to first floor, generous under stairs storage cupboard and radiator.

Cloakroom

WC, wash hand basin and radiator.

Sitting Room 14'11" x 11'1" (4.55 x 3.40)

Double glazed window to front aspect, internal stained glass window, working gas fireplace, and radiator.

Kitchen / Dining Room 18'2" x 10'4" (5.55 x 3.16)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl single drainer sink unit, built in electric oven, inset gas hob, built in washing machine and dishwasher, wall mounted gas central heating boiler, wooden floor, radiator, and window and French doors leading out into the garden.

First Floor Landing

Bedroom 14'11" x 11'1" (4.56 x 3.39)

Double glazed window to front aspect, built-in wardrobe and radiator.

En Suite

Suite comprising shower cubicle, wash hand basin, WC, radiator and double glazed window to front aspect.

Bedroom 11'1" x 10'9" (3.40 x 3.29)

Double glazed window to rear aspect and radiator.

Bathroom

Suite comprising bath with mixer shower over, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

Second Floor Landing

Velux window to rear aspect.

Bedroom 14'6" x 14'6" + window recess (4.42 x 4.44 + window recess)

Double glazed windows to front and rear aspect, and radiator.

Front Garden

Shingled garden with driveway parking for two cars.

Rear Garden

Low maintenance rear garden laid to decking and shingle with plant and shrub borders.

Single Garage

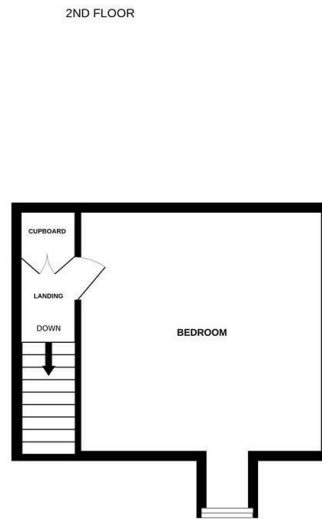
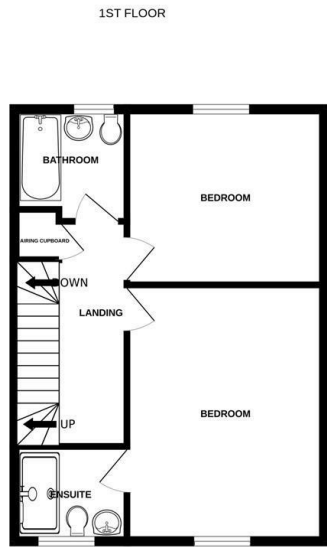
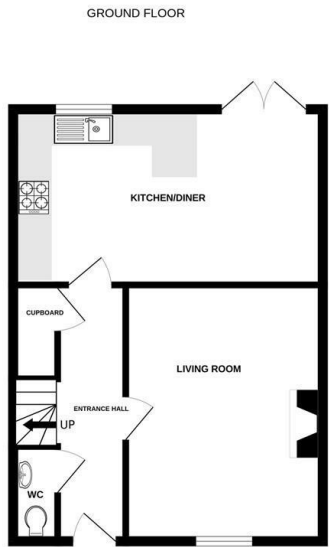
Up and over door.

Agents Note

Council Tax Band D

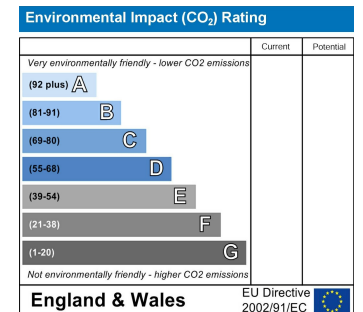
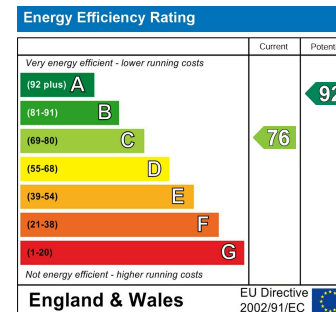
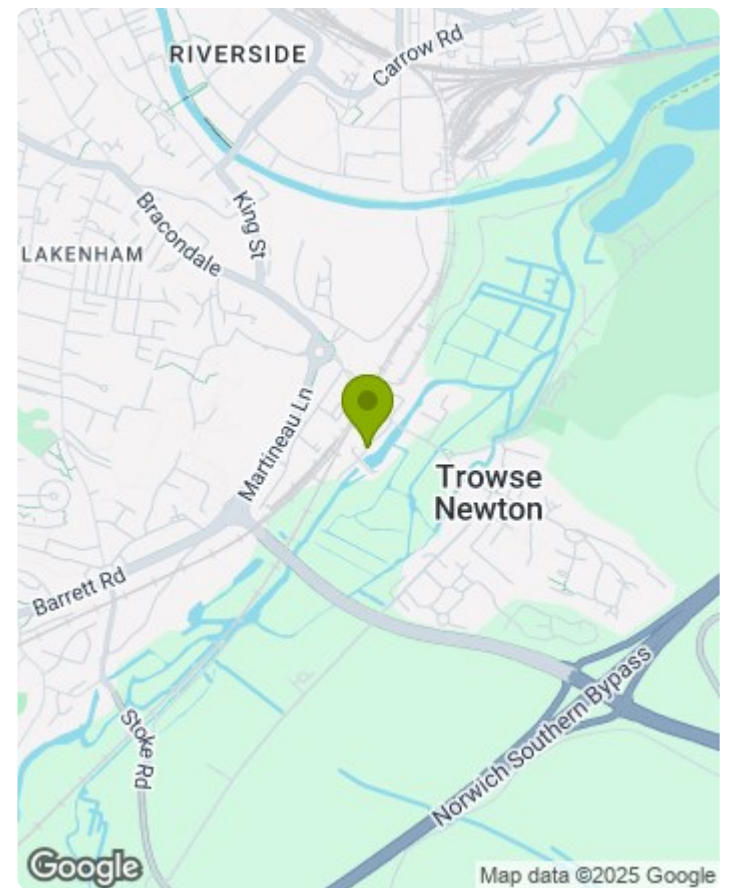
The vendor has informed us that there is a service charge paid biannually of £761.83, equating to £1523.66 per annum.





4 MILL VIEW

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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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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