



14 Branksome Road, Norwich

In Excess of £995,000

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Norwich, Norwich

Rarely available and spacious, this detached family home is a true gem. Boasting three double bedrooms off landing and an additional annexe with a lounge/kitchen, bathroom, and double bedroom, this property offers ample space and versatility for modern family living. The property also features a private rear garden, perfect for outdoor relaxation, as well as ample off-street parking and a double garage for convenience. Inside, the house impresses with a family bathroom, ensuite, and ground floor cloakroom, ensuring comfort and practicality.

Located in a highly sought-after area, this home offers the perfect blend of tranquillity and convenience. The modern kitchen/breakfast room is a culinary delight, while the open plan sitting/dining room provides an ideal space for gathering and entertaining. This property is a rare find in a desirable location, offering a harmonious blend of comfort, style, and functionality. Make this house your home and experience the pinnacle of contemporary family living.



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Entrance Hall

Part obscure double glazed composite front door, uPVC double glazed window to the front aspect, glossed tiled flooring, carpeted stairs to the first floor, access to cloakroom and doors to sitting room, dining room and kitchen / breakfast room.

Cloakroom

Accessed via under stairs lobby, low set WC, pedestal hand wash basin with tiled splash back, obscure uPVC double glazed window to the side aspect, glossed tiled flooring and a radiator.

Kitchen / Breakfast Room

23' 3" x 11' 3" (7.08m x 3.43m)

Comprising a range of wall and base units with laminate work tops, free standing gas range cooker with extractor hood over, fitted storage, glossed tiled flooring, uPVC double glazed window to the side aspect, space and plumbing for washing machine, uPVC double glazed French double doors to the rear garden with side windows, integrated dish washer, integrated fridge and freezer, radiator.

Dining Room

17' 7" x 13' 1" (5.37m x 3.98m)

Bay fronted uPVC double glazed windows to the front aspect, floor laid to carpet, radiator, picture rails, ceiling rose and cornicing.

Sitting Room

23' 7" x 13' 0" (7.20m x 3.96m)

Extended space with a wood burning stove set to a slate hearth with wooden surround, glossed tiled flooring, radiator, large cornicing, double glazed window to the side aspect, double glazed sliding double doors to the rear garden with double glazed side windows. Access to annexe.





Annex - Lounge / Kitchen

14' 11" x 8' 8" (4.55m x 2.63m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with extractor fan over, space for fridge - freezer, space and plumbing for washing machine, tiled splash back, radiator, inset stainless steel sink with drainer, radiator, parquet flooring and coving.

Annex - Bathroom

4' 1" x 8' 8" (1.25m x 2.64m)

Enclosed walk in shower with sliding door and tiled backing, low set WC, wall mounted hand wash basin with tiled splash back, tiled flooring and an extractor fan.

Annex - Bedroom

11' 7" x 8' 8" (3.54m x 2.65m)

Double bedroom with picture rails, floor laid to carpet, radiator and double glazed sliding doors to the rear garden.

First Floor Landing

Doors to three bedrooms and bathroom, floor laid to carpet and cornicing.

Bedroom One

30' 8" x 13' 1" (9.35m x 3.99m)

Large double bedroom with potential to convert into two bedrooms, uPVC double glazed window to the front aspect, two large fitted wardrobes, uPVC double glazed French double doors to the balcony with double glazed side windows, two ceiling roses, feature iron fireplace, two radiators, door to ensuite and LVT flooring,

Ensuite

7' 9" x 7' 0" (2.36m x 2.13m)

Currently in the process of being renovated.

Bedroom Two

11' 9" x 9' 8" (3.57m x 2.94m)

Double bedroom with a uPVC double glazed window to the side aspect, floor laid to carpet, picture rails and a radiator.

Bedroom Three

7' 9" x 12' 5" (2.36m x 3.79m)

Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, radiator, picture rails and cornicing.

Bathroom

13' 6" x 6' 3" (4.12m x 1.91m)

Large walk in shower with tiled backing and sliding door, low set WC, radiator, part tiled walls, pedestal hand wash basin with tiled splash back, three obscure uPVC double glazed windows to the side aspect, tiled flooring, loft hatch and two ceiling roses.

Garden

A private and well maintained rear garden laid to stone shingle, patio and artificial grass along with access o the double garage and external cloakroom. There is also side gate access and a range of mature shrubs, trees and flowerbeds throughout. To the front is a hard stand driveway with mature shrub and flowerbed frontage.

DOUBLE GARAGE

2 Parking Spaces

Double garage with power, lighting and two electric up and over doors.

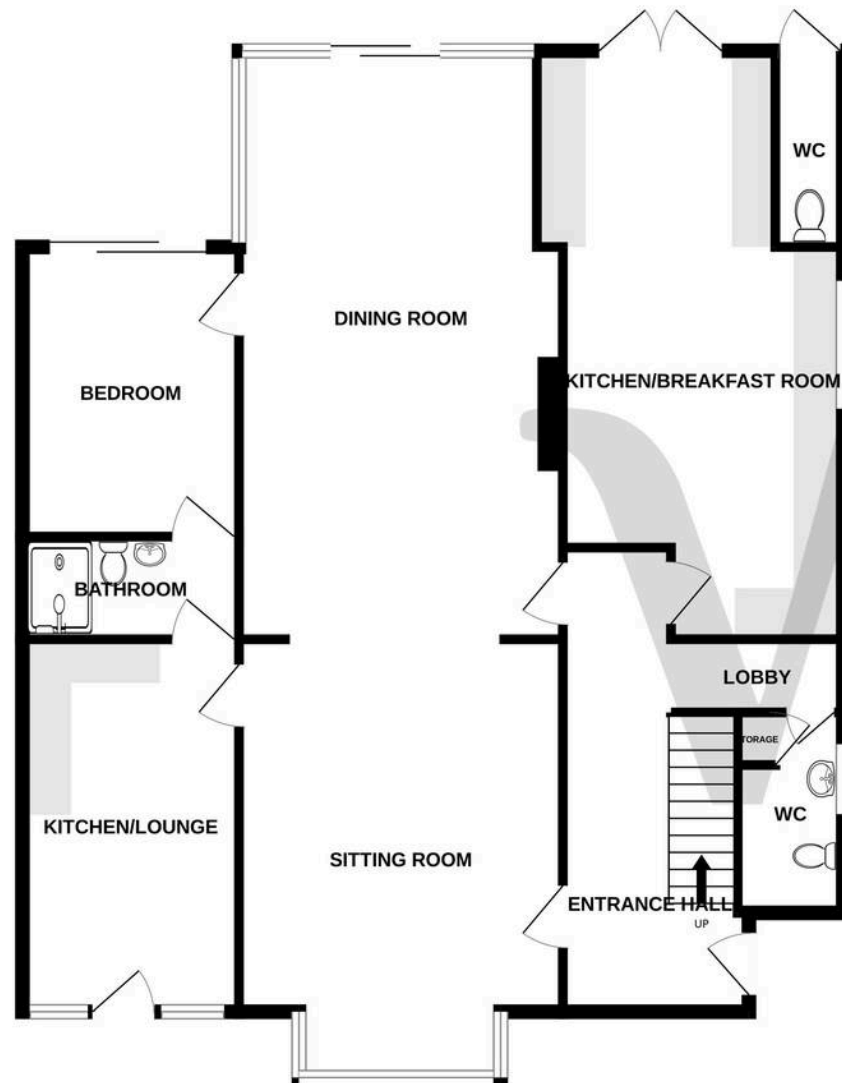
OFF STREET

1 Parking Space

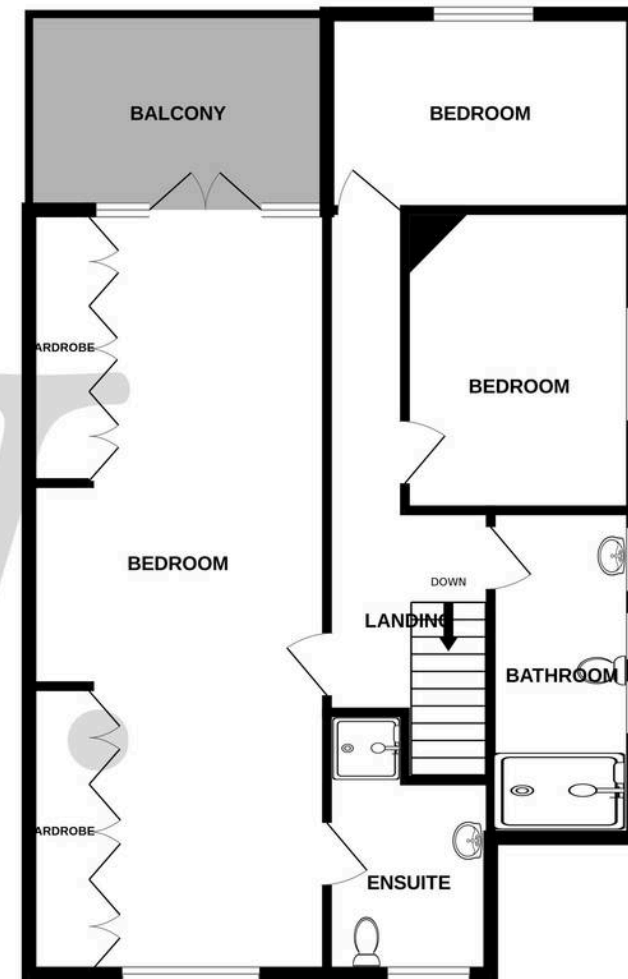
Hard stand driveway to the front of the house.



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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