

property details **approval form**

2 Broomsfield, Norwich, Norfolk, England, NR5 9FE

Date: 09 July 2026

Property Ref and Version: NOR144723 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£320,000

Tenure: Freehold

>> **key features**

- > Situated in the popular NR5 area with excellent access to schools and local amenities.
- > Built to Passivhaus standards, significantly reducing heating and energy costs.
- > Open-plan kitchen/living/dining area perfect for modern family life.
- > Includes a balcony with scenic views, plus an enclosed rear garden with patio.
- > An ideal home for first-time buyers, growing families, or those looking to move up the property ladder.
- > EPC Rating: B

>> **short description**

A stunning 3-bedroom townhouse situated in the highly desirable NR5 area. This impressive Passivhaus property offers modern open-plan living, a private balcony with green views, an enclosed rear garden, and the convenience of off-road parking for multiple vehicles.

>> **long description**

William H Brown are excited to bring to the market this fantastic three-bedroom townhouse in the highly sought-after NR5 area. Designed as a Passivhaus, this home is exceptionally energy-efficient, ensuring running costs are kept to a minimum while maintaining a comfortable living environment year-round.

Internally, Broomsfield offers a perfect blend of spacious, contemporary living and a welcoming domestic feel. The heart of the home is the expansive open-plan living/dining/kitchen area, which serves as an excellent hub for family life and entertaining. The first floor hosts two well-proportioned bedrooms, while the top floor is dedicated to a generous master suite, complete with a high-specification en-suite shower room.

A standout feature is the balcony, which provides a tranquil space to enjoy elevated views over the surrounding greenery.

Externally, the property continues to impress with off-road parking for multiple vehicles to the front. To the rear, there is an enclosed, private lawned garden featuring a patio area—ideal for summer dining—and additional space for storage.

The location is ideal for any family, offering easy access to local amenities, including reputable schools, parks, local shops, and pubs. Given the space, efficiency, and prime location on offer, we highly recommend early viewings to avoid disappointment.

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Your William H Brown office: 5 Bank Plain, NORWICH, Norfolk, NR2 4SF
T 01603 760044 E norwich@williamhbrown.co.uk

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>> **floor plan**

>> **approval**

	Signature	Date
Finnley Collins		
Mr P. Safioleas		

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