



3 The Mustard Mill Bracondale Millgate, Norwich  
Norwich



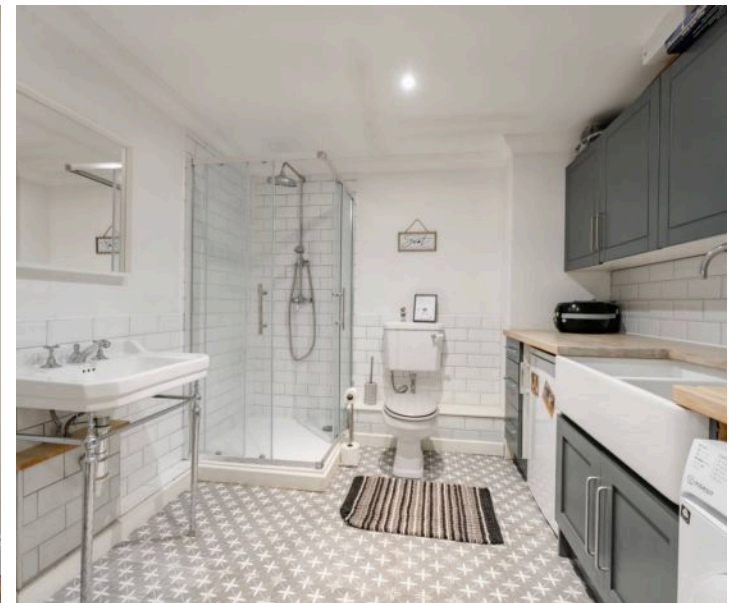
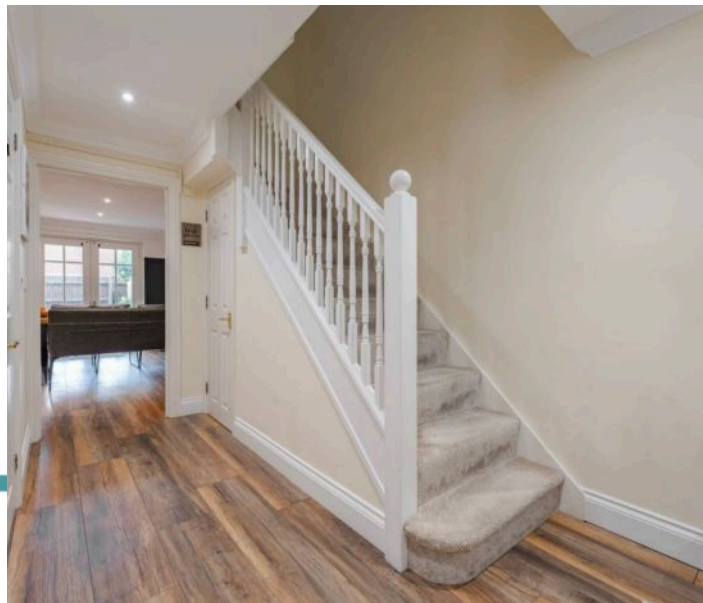
Minors & Brady



### 3 The Mustard Mill Bracondale Millgate

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Where the river winds past Norwich's historic heart, a quietly distinguished four-bedroom townhouse sits within the exclusive Bracondale Millgate development, on the edge of Trowse. Spanning over 1,600 square feet of beautifully considered space, this home blends heritage charm with modern luxury. The ground floor features a contemporary kitchen and dining space opening onto a private garden, ideal for gatherings or relaxed evenings in. A flexible guest suite, complemented by a stylish shower room and practical utility area, offers the perfect setting for visiting family or independent living. On the middle floor, a graceful sitting room adjoins the master bedroom, with balcony doors framing views. The master, complete with a Jack-and-Jill bathroom, provides a serene retreat. Two further top-floor bedrooms, including one with an en suite, ensure comfort and versatility. Surrounded by woodland and riverside walks yet just moments from Norwich's vibrant centre, this home offers a rare balance of serenity and sophistication.



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## The Location

Trowse offers a vibrant village lifestyle just moments from the heart of Norwich, merging countryside charm with city convenience. Nearby is the Crown Point Tavern serves up legendary Sunday roasts alongside a full menu of crowd-pleasers, all in a welcoming setting with both cosy indoor tables and a lively outdoor terrace—ideal for soaking up the afternoon sun. Just down the road, Whitlingham Country Park is a weekend favourite, perfect for lakeside walks, picnics and fresh air. Refuel at the on-site café offering sweet treats, cakes and a selection of hot food that's ideal for a relaxed Sunday bite.

Adventure is close at hand with the Norfolk Snowsports Club in Trowse itself, offering year-round tubing fun, ski lessons for all ages and even freestyle sessions for the more daring. When it's time to dip into the city, Norwich is just minutes away by car, bike or bus.

Even closer is Riverside Retail Park, packed with everyday essentials including Morrisons, plus a cinema, gym and a wide range of restaurants and cafés perfect for dinner plans or impromptu meetups.

For commuters, Norwich Train Station is just over the bridge, linking you to London and beyond, while the A47 is accessed directly from the village—making travel in any direction effortless. Whether you're after countryside calm, weekend adventure, or city buzz, Trowse places you right in the middle of it all.



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#### Bracondale Millgate, Trowse

Discreetly positioned within a historic conservation area and graced with picturesque river views, this exceptional four-bedroom townhouse stands proudly in the exclusive Bracondale Millgate development, on the edge of the ever-popular village of Trowse. Offering over 1600 square feet of luxurious living accommodation, this home perfectly balances modern elegance with timeless charm, a truly unique residence certain to capture the heart.

Set across three beautifully designed storeys, the property exudes quality and attention to detail throughout. The ground floor welcomes you with a bright entrance hall leading to a versatile bedroom or guest suite, complemented by a stylish shower room and utility area. The patterned flooring, Belfast sink and contemporary fittings create a warm, characterful space, ideal for multi-generational living or visiting family and friends.

The stunning kitchen and dining area, where modern units and a Belfast sink blend effortlessly with high-end finishes. This sociable space opens to the rear garden, making it perfect for relaxed family meals or entertaining.



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A spacious master bedroom completes the middle floor, featuring a Jack-and-Jill style connection to the main family bathroom. Here, exposed brick and wooden accents complement a bath with rainfall shower above. The sitting room, also on this level, enjoys access to a private balcony, a rare luxury that invites you to unwind while overlooking the communal grounds.

The top floor offers two further generous bedrooms, one with an en suite shower room, ensuring ample space for a growing family or dedicated home office use. Throughout the home, double glazing and thoughtful design touches enhance comfort and efficiency.

Outside, the low-maintenance garden provides a tranquil haven with its decked seating area, mature shrubs, and fruit trees, perfect for outdoor living without the upkeep. Additional benefits include driveway parking, an en bloc garage, and access to visitor parking.

Residents also enjoy the use of private woodland, a children's play area, and serene river frontage, a rare combination of natural beauty and modern convenience.

Within walking distance of Norwich city centre and the train station, yet surrounded by peaceful greenery, this superbly presented townhouse offers the very best of both worlds. Elegant, spacious, and set within one of Norwich's most desirable developments, this is more than just a home, it's a lifestyle.



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## Agents Note

Sold Freehold

Connected to all mains services.

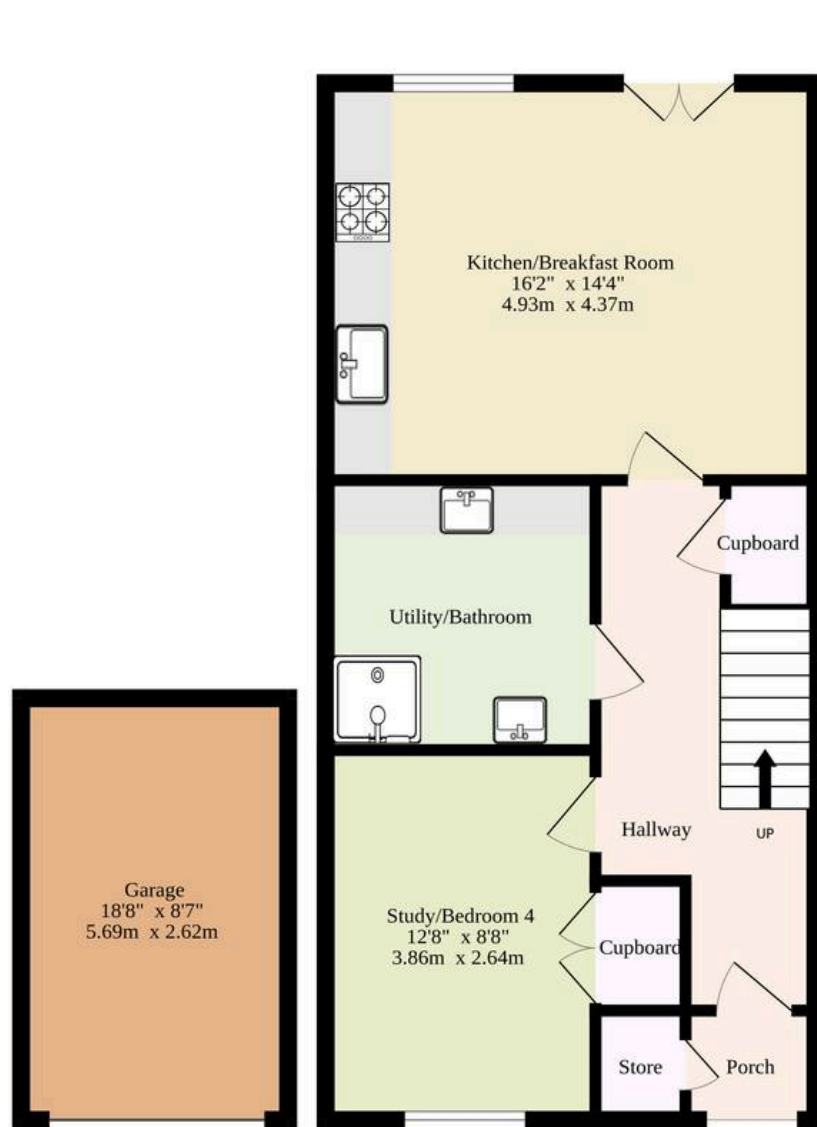
- Exclusive Bracondale Millgate setting within a historic conservation area on the edge of Trowse, offering river views and woodland surroundings
- Over 1,600 sq ft of thoughtfully designed living space arranged across three elegant storeys
- Contemporary kitchen and dining area featuring modern units, a Belfast sink, and access to the private rear garden
- Flexible ground-floor guest suite ideal for visiting family, independent living, or a home office
- Elegant master bedroom with Jack-and-Jill access to the family bathroom and a serene private balcony in the sitting room
- Two additional top-floor bedrooms, one benefiting from a stylish en suite shower room
- Beautifully landscaped low-maintenance garden with decking, mature shrubs, and fruit trees for relaxed outdoor living
- Private parking and en bloc garage with additional visitor parking
- Exclusive resident amenities including private woodland, children's play area, and peaceful river frontage
- Prime location close to Norwich city centre, train station, Riverside Retail Park, and Whitlingham Country Park



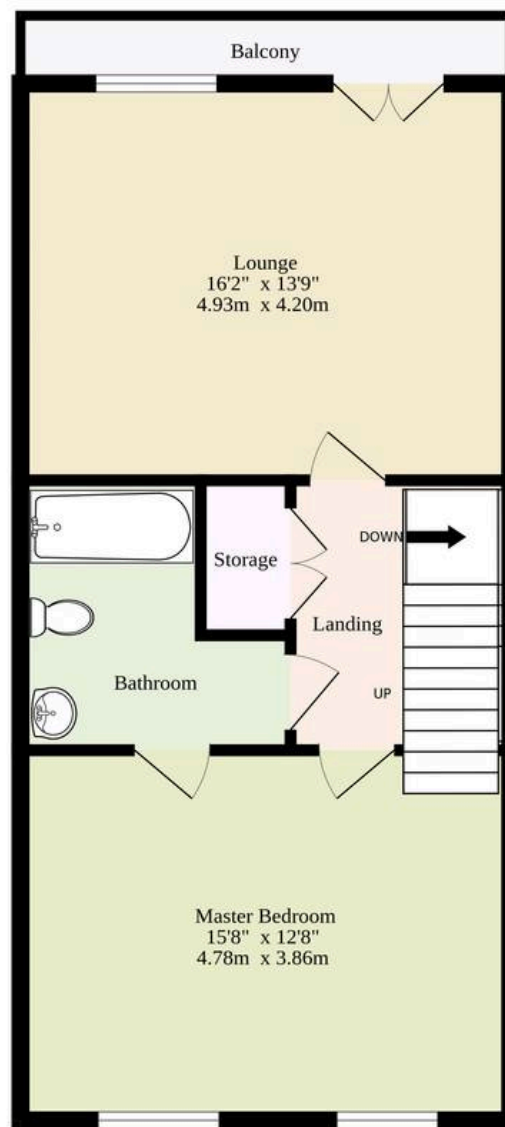
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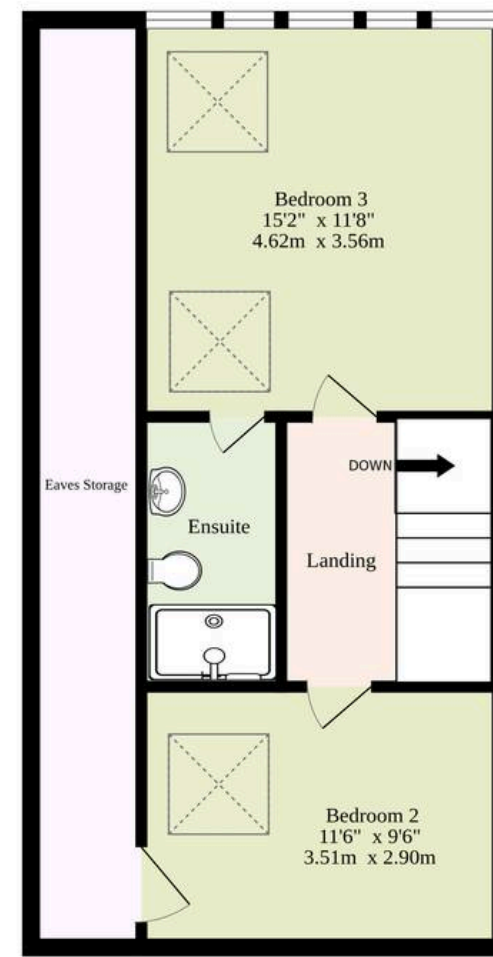
Ground Floor  
717 sq.ft. (66.6 sq.m.) approx.



1st Floor  
537 sq.ft. (49.9 sq.m.) approx.



2nd Floor  
357 sq.ft. (33.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.**

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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# Dreaming of this home?

## Let's make it a reality



Meet *Liam*  
Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

*Your home, our market*

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