



28 Breydon Road, Norwich

Norwich



Guide Price £425,000
Minors & Brady

28 Breydon Road

Norwich, Norwich

Guide Price £425,000 - £450,000 End Of Chain! Set in one of Sprowston's most desirable locations, this beautifully extended three-bedroom detached bungalow combines modern living with timeless charm.

- Spacious three-bedroom detached bungalow with extensive extensions and flexible living space
- Bright and airy lounge featuring vaulted ceilings, French doors, and a charming multi-fuel stove
- Contemporary kitchen with integrated appliances, sleek units, and a breakfast bar for casual dining
- Master suite with private shower room offering comfort and seclusion
- Modern family bathroom with stylish fixtures and a relaxing atmosphere
- Dedicated home office with independent access, ideal for remote working or hobbies
- Versatile garden room/summerhouse providing extra space for leisure or entertaining
- Generous driveway and double garage ensuring ample parking and storage
- Guide Price £425,000 - £450,000
- Prime location in sought-after Sprowston with easy access to city amenities, schools, and green spaces



M&B



M&B

28 Breydon Road

Norwich, Norwich

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



M&B

28 Breydon Road

Norwich, Norwich

Guide Price £425,000 - £450,000 End Of Chain! Set in one of Sprowston's most desirable locations, this beautifully extended three-bedroom detached bungalow combines modern living with timeless charm. The property impresses with its vaulted ceilings, flooded with natural light, and a stunning living space complete with a multi-fuel burner, perfect for both relaxing and entertaining. A contemporary kitchen with integrated appliances and a breakfast bar adds style and practicality, while three well-appointed bedrooms—including a principal with ensuite—offer comfort and privacy. Versatile additional spaces, such as a home office and a spacious garden room, provide flexible living to suit every lifestyle. Outside, a large driveway, double garage, and low-maintenance rear garden enhance convenience and appeal. With its superb location, high-quality finishes, and thoughtfully designed layout, this home truly stands out as a rare find in Sprowston.

The Location

Breydon Road is ideally situated in a desirable area of Norwich, offering a range of convenient amenities. Marks & Spencer Simply Food store is just around the corner, perfect for everyday shopping. Additionally, local shops such as a hairdresser, butcher and the Co-op on Cannerby Lane are nearby, providing further convenience for residents.

Sprowston Secondary School nearby makes it a great location for families. For further shopping options, the Sprowston Retail Park is just a short drive away, offering a Tesco Superstore and Lidl. The property also offers easy access into Norwich city centre, ideal for commuting or enjoying the city's attractions.

For dog owners, Mousehold Heath, with its expansive green spaces, offers a spot for walks and relaxation with their furry companions, along with well-lit roads nearby for easy strolls around the area.



Outbuilding
296 sq.ft. (27.5 sq.m.) approx.

Ground Floor
2096 sq.ft. (194.7 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 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.
Made with Metropix ©2025

Dreaming of this home?

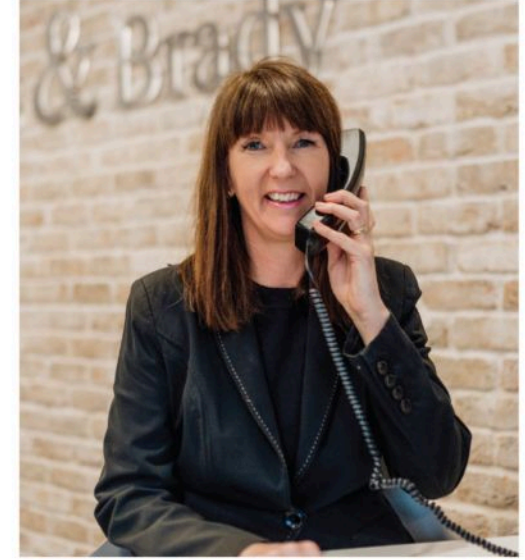
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk