

**2 Breckland Road | | New Costessey | NR5 0RN**

## Offers In The Region Of £365,000

BEAUTIFULLY RENOVATED 3/4-BEDROOM FAMILY HOME WITH SPACIOUS GARDEN & NO ONWARD CHAIN

Gilson Bailey are delighted to offer this stylish and beautifully renovated three/ four-bedroom semi-detached home, located in the highly sought-after suburb of Costessey. This extended property has been recently updated to a high standard, offering spacious and versatile accommodation, perfect for modern family living.

The ground floor features a welcoming entrance hall, a bright and airy lounge, and a generous open-plan kitchen/diner with solid oak worktops and a contemporary finish. Premium hardwood flooring runs throughout the downstairs, adding warmth and elegance. The additional study/fourth bedroom offers flexibility for home working or guest accommodation, and there's also a convenient downstairs WC. A large built-in larder cupboard in the downstairs lobby provides excellent storage space for food, household essentials or general use.

Upstairs, the first floor provides three well-proportioned bedrooms and a modern family bathroom off the landing.

Outside, the property boasts a large, lawned rear garden, perfect for children and entertaining, a private front driveway offering ample off-road parking, and a garage for additional storage.

Further benefits include gas central heating, double glazing throughout, and the home is offered with no onward chain.

Located within walking distance of highly rated primary and secondary schools, this move-in ready home ticks all the boxes for families seeking space, style and convenience.

Early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or efficiency. Please refer to the relevant Building Regulations (2008).

## Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, study and stairs to first floor.

### Lounge 27'3" x 10'7"

Bay fronted double glazed window, radiator, gas fire.

### Kitchen/Diner 17'5" x 13'10"

Fitted wall and base units with worktops over, butler sink with tap over, space for Range cooker, fridge/freezer and washing machine, integrated dishwasher, sliding patio doors, double glazed window, radiator, combi boiler fitted in 2019.

### Bedroom Four/Study 9'4" x 6'3"

Double glazed window.

### WC 7'4" x 6'8"

Low level WC, hand wash basin, radiator, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 12'5" x 10'7"

Bay fronted double glazed window, radiator.

### Bedroom Two 13'2" x 9'1"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 9'5" x 6'3"

Double glazed window, radiator.

### Bathroom 7'8" x 6'3"

Panelled bath with shower over, low level WC, hand wash basin, radiator, two frosted double glazed windows.

## Outside Front

Lawned garden and large driveway providing off road parking leading to a single garage.

## Outside Rear

Large lawned garden enclosed by timber fencing.

## Local Authority

South Norfolk District Council, Tax Band C.

## Tenure

Freehold


## Utilities

Full fibre broadband available.  
Mains water and electric.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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