



## 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.

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**gilsonbailey**





### Energy Efficiency Rating

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

### Local Authority

South Norfolk District Council, Tax Band C

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.