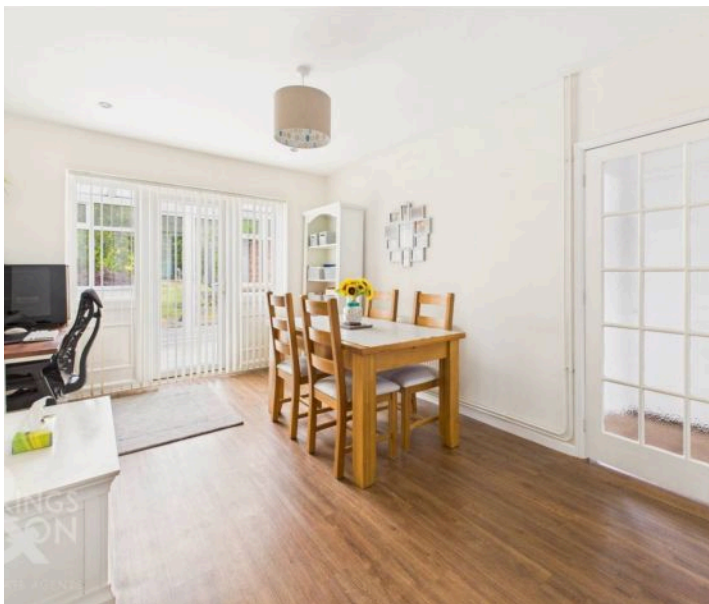




Breckland Road, Norwich - NR5 0RW





## Breckland Road

Norwich

A short walk from all local amenities and schools is this well presented SEMI-DETACHED HOUSE with a bay frontage and AMPLE OFF ROAD PARKING leading to a detached brick GARAGE. Boasting a bright and neat décor throughout, this versatile family home offers a 2024 FITTED KITCHEN with INTEGRATED COOKING APPLIANCES and a brilliant 26' OPEN PLAN sitting/dining room with a BAY FRONTAGE all laid with LVT wooden effect flooring, perfect for those who like to host or that have busy families. At the very rear of the home is a 15' conservatory versatile in its use also as a UTILITY SPACE and secondary living area/play room. The first floor landing splits into THREE BEDROOMS with all having use of the FOUR PIECE FAMILY BATHROOM suite. The rear garden reaches back all FULLY ENCLOSED to both sides and the rear where a garden measuring over 110.Ft with two patio seating areas all perfectly positioned to make the most of the setting sunshine.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- 2024 Fitted Kitchen
- 26' Open Plan Sitting/Dining Room With LVT Flooring
- Versatile 15' Conservatory/Utility Space
- Three Bedrooms
- Four Piece Bathroom
- Large, Fully Enclosed Rear Garden
- Driveway & Garage

Being located centrally within Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

#### SETTING THE SCENE

Set back from the street with a timber fence giving way to tall privacy giving hedges whilst the space opens to reveal a shingle and concrete driveway allowing for the parking of multiple vehicles with a garage located at the very rear of the drive and access gate into the garden.





## THE GRAND TOUR

Stepping inside the entrance hallway is the first space to greet you granting access to all living accommodation on the ground floor as well as handy under the stair storage cupboard and stairs for the first floor - the space has been brightly decorated to create a welcoming and attractive feel. At the very end of the Hallway is a 2024 fitted kitchen with a mixture of wall and base mounted storage units set with tile splashbacks and wooden effect work surfaces. The space includes an integrated oven and hob whilst leaving additional space for freestanding appliances such as a fridge or freezer. Turning to your left from the hallway is the open plan sitting and dining room measuring some 26' in length, the space is laid with all hard wearing LVT wooden effect flooring where the space opens up to offer ample room for both a sitting and formal dining room suite. Initially to your left a bay frontage allows natural light to flood the room through uPVC double glazed windows whilst the rear of the room has large open floor space suited for a home office setup, potential kids playroom or formal dining room. The very rear of the home is occupied by a uPVC double glazed conservatory laid with all wooden effect flooring. The space has many functions available whilst it currently serves as a utility room with space and plumbing for a dishwasher, washing machine and tumble dryer with French doors taking you onto the rear garden patio it could be used in many ways to suit differing needs.

The first floor landing splits to allow access into all three bedrooms within the property as well as the four piece family bathroom suite with a predominantly tiled surround. The space features a standalone roll top bath and corner shower unit with frosted glass window, vanity storage and heated towel rail. The smaller of the bedrooms comes at the very top of the stairs overlooking the rear garden with all carpeted flooring leaving room for a single bed, this space could also make the ideal home office or nursery if desired.

Two double bedrooms can be found on the adjacent side of the home with the first coming next to the smaller room again with views over the rear garden and carpeted flooring leaving ample room for a double bed with additional storage solutions whilst the slightly larger of the bedrooms comes at the very front of the home with bay frontage the space is flooded in natural light and also has the added benefit of double built in wardrobes with large open floor space for multiple soft furnishings.

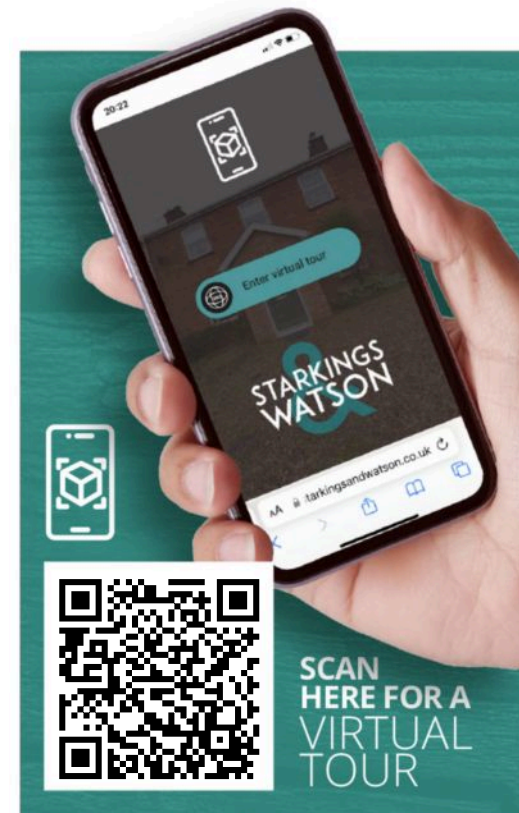
## FIND US

Postcode : NR5 0RW

What3Words : ///tunnel.lungs.preoccupied

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





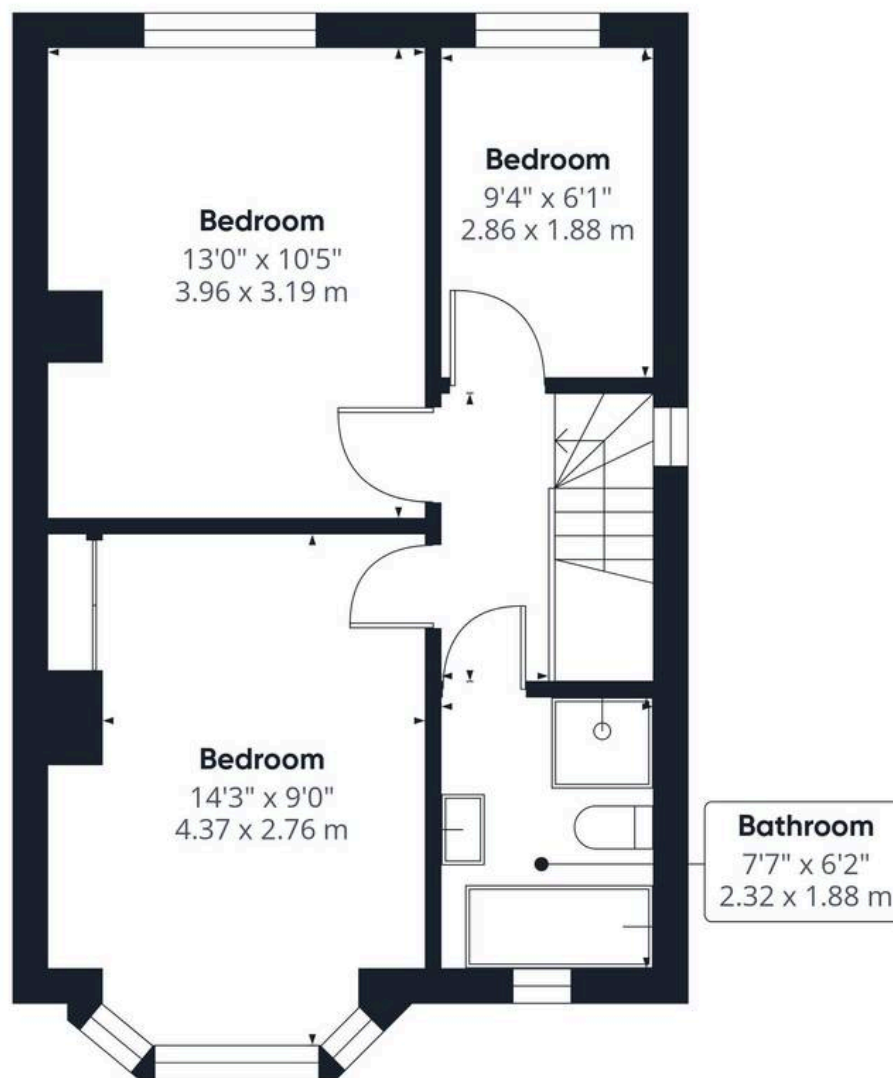




## THE GREAT OUTDOORS

The rear garden initially offers a flagstone patio seating area next to the garage, with tall, mature, colourful shrubs to your left, creating privacy. A second patio area emerges at the rear of the garden, making the ideal space to sit and enjoy the setting summer sunshine whilst a rolling lawn reaches out beyond this space, creating the ideal space for family and friends to enjoy. Timber fencing fully encloses the garden to both sides, with tall, mature trees at the very end of the garden, adding both colour and vibrancy to the space.





Floor 1

**Approximate total area<sup>(1)</sup>**

936 ft<sup>2</sup>

86.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.