



Breydon Drive North, Costessey - NR8 5BB





## Breydon Drive North

Costessey, Norwich

Built in the 1980's and owned by the current vendors since new, this IMPRESSIVE DETACHED FAMILY HOME offers almost 1300 Sq. ft (stms) of INTERNAL ACCOMMODATION, with further EXTENSION POTENTIAL if desired (stp). The property can be found tucked in the corner of a QUIET CUL-DE-SAC, within the SOUGHT AFTER location of Old Costessey - close to a range of local amenities. Externally, you will find an impressive DETACHED DOUBLE GARAGE and AMPLE DRIVEWAY PARKING to the front, as well as a PRIVATE 100ft REAR GARDEN. Internally you will find a welcoming entrance hallway with W.C, RE-FITTED kitchen/breakfast room, dining room and sitting room - all on the ground floor. On the first floor there are FOUR GENEROUS BEDROOMS with THREE DOUBLES and ONE SINGLE, the main bedroom benefiting from an EN-SUITE shower room and a separate bathroom in addition. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Detached Family Home
- Two Reception Rooms
- Re-fitted Kitchen
- Four Ample Bedrooms
- Two Bathrooms & W.C
- Generous Private Rear Gardens
- Cul-De-Sac Location
- Large Frontage with Double Garage

Located on the fringes and outskirts of Old Costessey, only a short drive from the amenities available in New Costessey, Norwich and the Longwater Retail park - but it feels like you are miles from civilization! A true escape to the country, with a tree-lined approach and greenery as far as the eye can see. There is excellent access to the A47 for commuters, schooling, a doctors surgery nearby.

#### SETTING THE SCENE

Approached via a shared shingle driveway, this in turn leads to the hard standing driveway providing off road driveway parking for a number of vehicles, with space for a caravan or motor-home as well. Accessed from the driveway is the impressive double garage with power, light and plumbing as well as plenty of storage overhead. From the driveway there is a ramp heading to the side of the house where the main entrance door can be found.



## THE GRAND TOUR

Entering the property via the main entrance door to the side, you are welcomed by an impressive entrance hallway with access to the first floor landing. You will find an under-stairs cupboard and built-in storage as well as a traditional cloakroom to the front. The re-fitted kitchen can be found to the rear of the house offering a range of work surfaces and cupboard storage, as well as integrated electric oven/microwave, fridge/freezer and electric hob and pantry style cupboard. There is then space for a dishwasher and washing machine, an island unit or table. From the kitchen there is access to the rear garden with the dining room being open plan. The dining room also offers rear access via French doors to the rear garden and is semi open plan to the sitting room which benefits from a brick built fireplace housing a gas fire.

Heading up to the first floor landing you will find a built-in airing cupboard as well as loft hatch access to a large boarded loft space. To the rear of the house there are two double bedrooms overlooking the rear garden, to the side there is the fourth single bedroom or office, and to the front the main double bedroom with en-suite shower room. In addition there is a family bathroom with bath and shower over.

## FIND US

Postcode : NR8 5BB

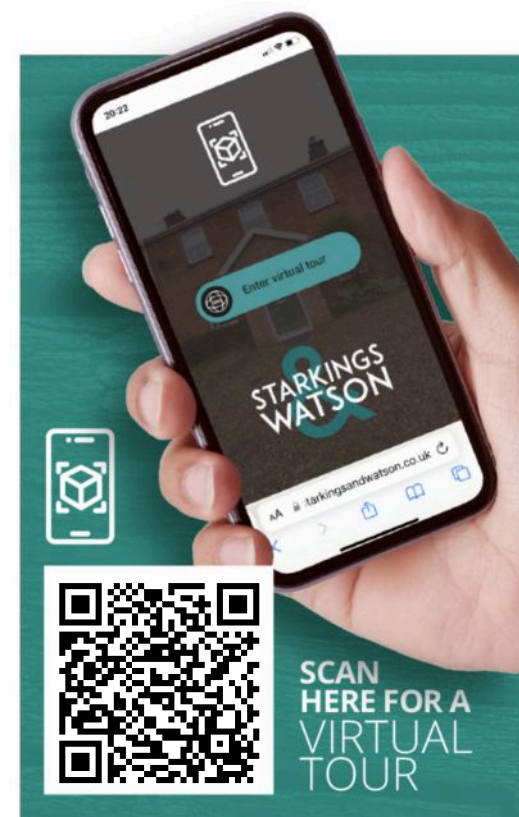
What3Words : [///image.disbelief.contracts](https://www.what3words.com/#!/image/disbelief.contracts)

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised the property is accessed via a shared driveway initially leading onto a large private driveway to the front of the house.







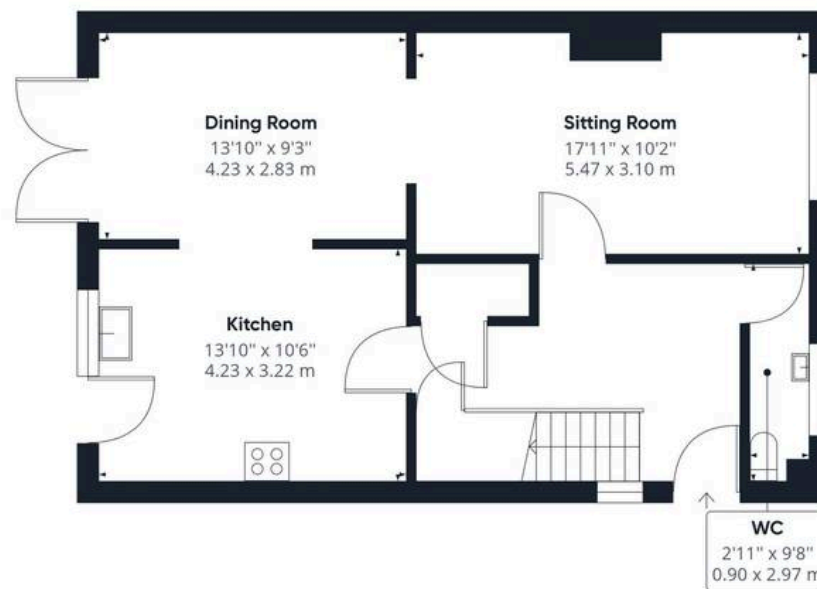




## THE GREAT OUTDOORS

Complimenting the generous frontage and double garage you will find a path to the left of the main house which provides access to the main entrance door and carries on to the enclosed rear garden. Measuring some 100ft (stms) the rear garden is mainly laid to lawn with mature shrub borders and a patio area abutting the house. The garden is fully enclosed with timber fencing.



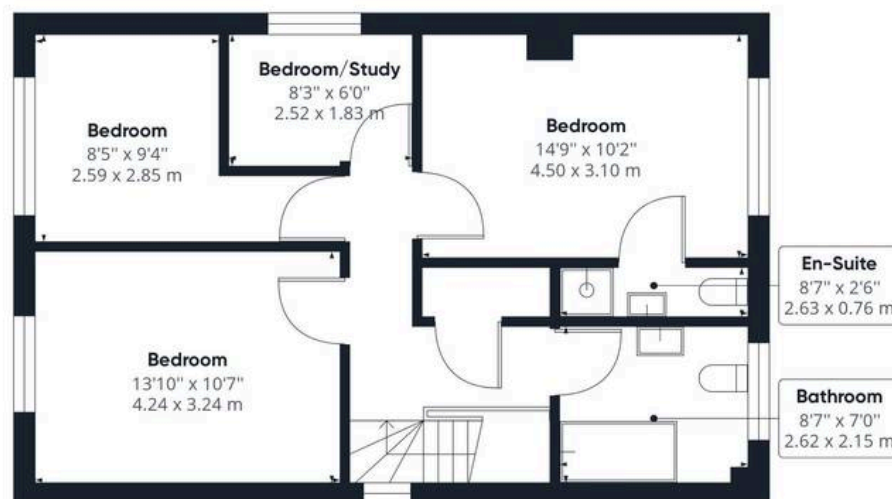


**Ground Floor**

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

1232.51 ft<sup>2</sup>

114.50 m<sup>2</sup>



**Floor 1**

(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.

GIRAFFE360





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