



Breckland Road, Norwich - NR5 0RW





## Breckland Road

Norwich

NO CHAIN! Occupying a prominent positioning, this SEMI-DETACHED HOUSE offers a blank canvas ready to MAKE YOUR OWN, with potential to REMODEL or EXTEND (stp). Stepping inside, a welcoming HALLWAY ENTRANCE offers stairs rising to the first floor and a conveniently located three-piece FAMILY BATHROOM including a shower over. Immediately to the left, the 15' SITTING ROOM is BAY WINDOW fronted, flooding the room with natural light and seamlessly flowing into the separate DINING ROOM and beyond to the CONSERVATORY with views looking out to the garden. Adjacent, the 16' fully fitted KITCHEN includes INTEGRATED APPLIANCES. Heading upstairs, THREE BEDROOMS open from the landing, well proportioned and serviced by a W.C. Heading outside, useful DRIVEWAY PARKING can be found to the front, leading to the GARAGE. To the rear, the PRIVATE and ENCLOSED rear GARDEN enjoys a range of mature plantings and backs onto the playing field.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





- No Chain!
- Semi-Detached House
- Ideal Renovation Project with Potential to Remodel or Extend (stp)
- 15' Bay-Fronted Sitting Room
- Extended 16' Fully Fitted Kitchen
- Three Bedrooms
- Deceptive Private & Enclosed Rear Garden
- Driveway Parking & Garage

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

#### SETTING THE SCENE

The property can be found set back from the road offering a paved driveway for multiple vehicle parking and surrounding shrubs. The main entrance can be found at the front of the property under an open porch.



## THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers integrated storage beneath the stairs. Also from the hallway, the three piece family bathroom can be found including a shower over the bath with a glass splashback. To the left from the hall, the 15' sitting room enjoys floods of natural light from uPVC double glazed bay windows. The room is centred around an electric feature fireplace and allows for a range of soft furnishing layouts with integrated storage to the left of the chimney breast. Carpeted flooring runs underfoot flowing into the separate dining room, with ample room for a formal dining table and sliding French doors opening to the conservatory. The conservatory itself includes space for soft furnishings with views overlooking the private garden. Adjacent, the 16' kitchen has been extended and includes a range of wall and base storage cupboards and integrated cooking appliances including a double oven and four ring inset electric hob. Under counter space is also available for white goods with further access available out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst integral storage can be found to the right. In addition to a useful two-piece W.C. Doors open to three bedrooms, the two larger bedrooms can be found enjoying a rear facing aspect with fitted carpeted flooring. The second double room also benefits from an integrated wardrobe. The third bedroom overlooks the property's frontage and has built in wardrobes.

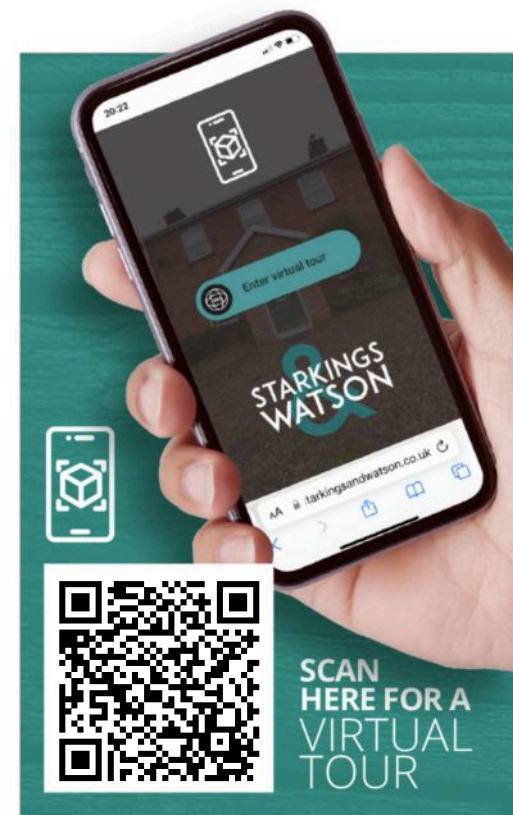
## FIND US

Postcode : NR5 0RW

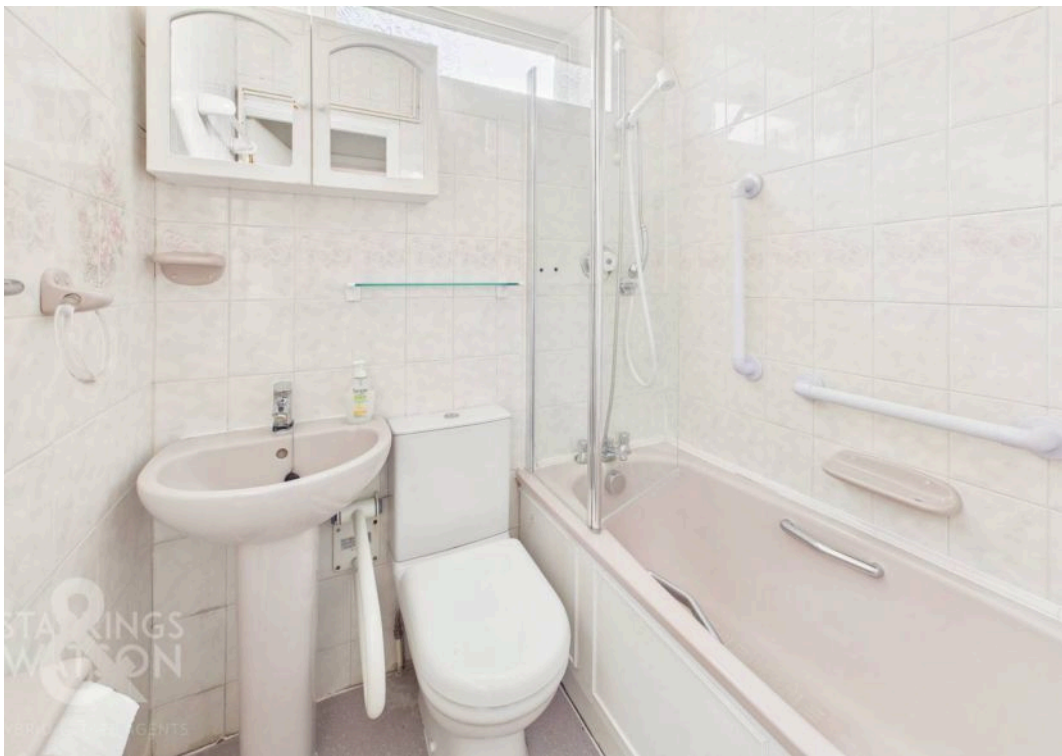
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## VIRTUAL TOUR

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







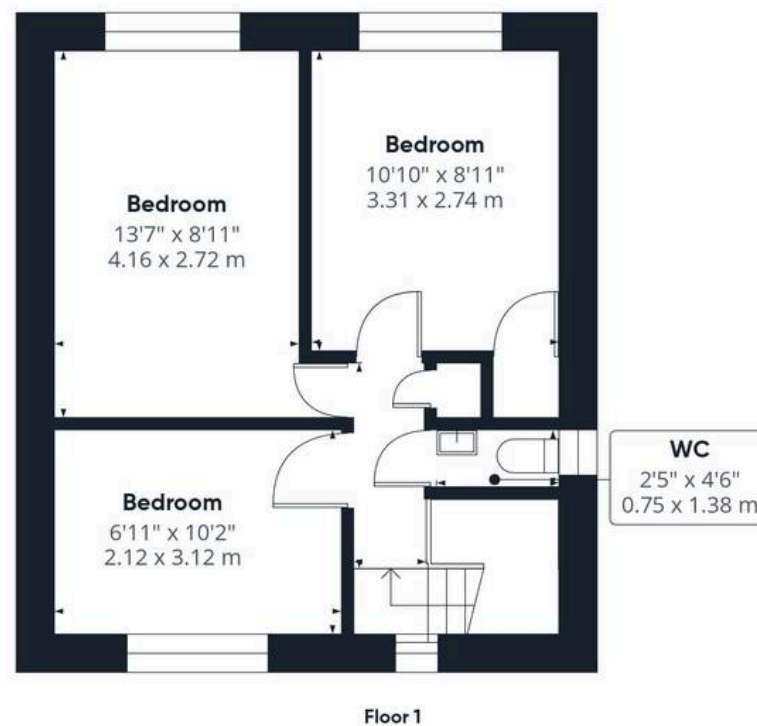
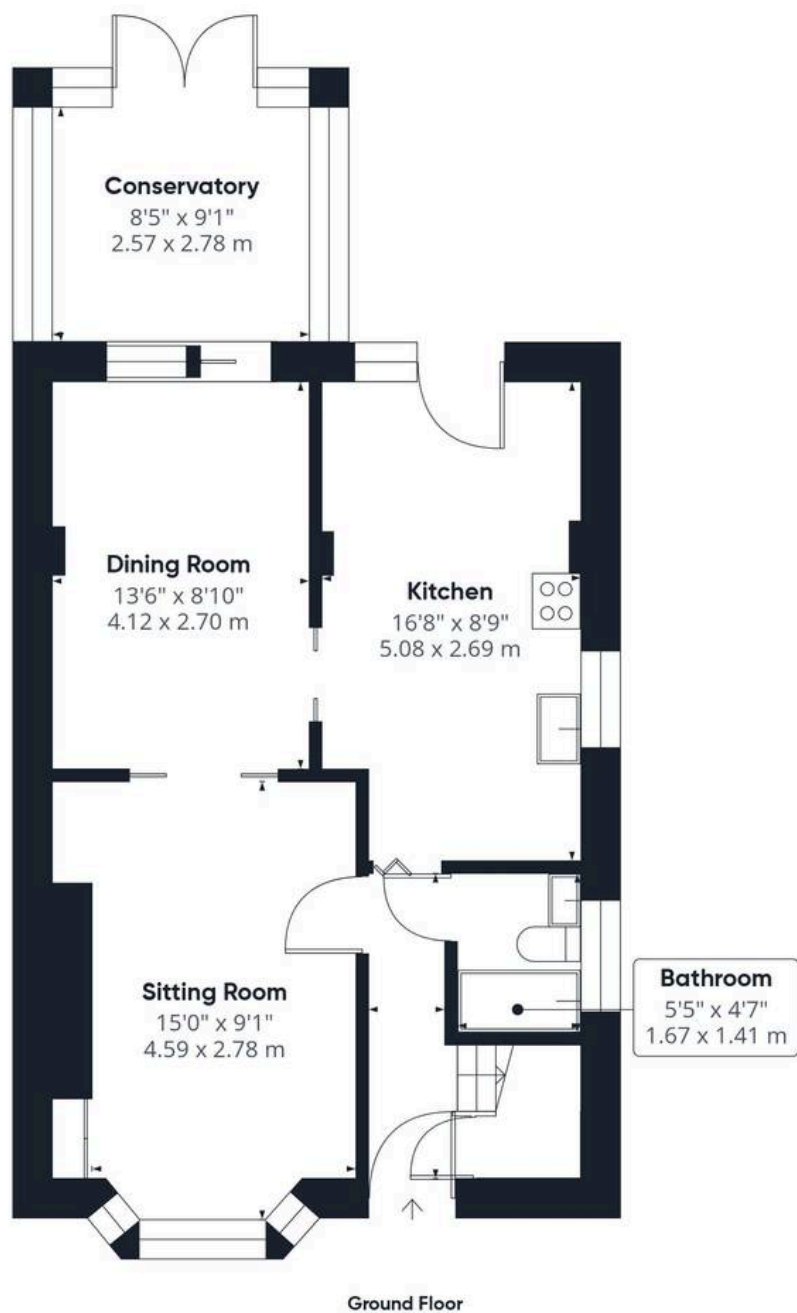




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, initially offering steps down from the property to a patio, perfect for outdoor furniture to enjoy the summer months. Leading on to a manicured lawn bordered with a range of mature shrubs and trees and a useful timber built storage shed. Continuing to the end of the garden, backing onto the neighbouring playing field with a bisecting path leading to a further storage shed.





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

913 ft<sup>2</sup>  
84.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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/)

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