

Aldreds
Estate Agents



1 Breck Road, Sprowston, Norwich, NR7 9HR

£395,000





£395,000

1 Breck Road

Sprowston, Norwich, NR7 9HR

- Spacious Detached Bungalow
- Three Bedrooms
- 6.8m Lounge Facing the Rear Garden
- Generous Rear Garden With Southerly Aspect & Driveway
- No Onward Chain
- Extended Accommodation
- Kitchen Breakfast Room & Separate Dining Room
- Gas Central Heating
- Popular Location to the North East of The City
- Early Internal Viewing Highly Recommended

Aldreds are delighted to offer this extremely spacious detached bungalow, located in a popular location to the North East of the City. This well appointed property offers extended accommodation of over 1000 Sq Ft including an entrance hall, three bedrooms, bathroom, kitchen breakfast room, dining room and a rear garden facing 6.8m long lounge. The property offers gas fired central heating, lots of driveway parking space including a brick weave hard standing to the rear, ideal for caravan or motorhome storage and a delightful enclosed garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Entrance Hall

Part glazed uPVC entrance door, two radiators, loft access, built-in cupboard, power point, doors leading off;

Bedroom 1 13'8" x 10'10" (4.18m x 3.32m)

Bay window to front aspect, radiator, power points, television, a range of fitted bedroom furniture.

Bedroom 2 10'11" x 10'10" (3.34m x 3.32m)

Window to front aspect, radiator, power points, television point, fitted bedroom furniture.

Bedroom 3 9'10" 9'1" (3.02m 2.77m)

Previously used as a study, window to side aspect, radiator, power points, a range of fitted cupboards and shelving.

Bathroom 10'9" x 10'10" at max (3.28m x 3.32m at max)

Obscure glazed window to side aspect, radiator, part tiled walls, white suite comprising pedestal hand wash basin, low level WC, bidet, panelled spa bath, tiled shower cubicle, airing cupboard housing hot water cylinder with immersion heater.





Kitchen/Breakfast Room 13'5" x 10'9" (4.11m x 3.3m)

Window to side aspect, part glazed door giving access to side, radiator, a range of fitted kitchen units with rolled edge worksurface and tiled splashbacks, sink drainer with mixer tap, space and plumbing for washing machine, space for cooker with extractor over, wall mounted gas fired boiler for hot water and central heating, space for fridge freezer.

Dining Room 11'5" x 11'8" reducing to 9'0" (3.48m x 3.56m reducing to 2.75m)

Window to side aspect, radiator, power points, open plan access to;

Lounge 22'4" x 12'2" reducing to 10'9" (6.83m x 3.73m reducing to 3.29m)

A spacious garden facing room with window and glazed French doors leading to rear aspect garden, a mock fireplace surround with electric coal effect fire, wall lighting, power points, television point, two radiators, telephone point.

Directions

Heading into Norwich from the North East on the Salhouse Road, turn left just before reaching Blue Boar Lane, into Hammond Way. Turn first right into Breck Road and continue as the road turns to the left where the property can be found towards the end of the road on the right hand side, located by our 'For Sale' board.



Outside

The property is approached by a large shingled driveway leading to the front and side of the property via double timber gates, extending onto the rear of the property with brick weave hard standing area, ideal for caravan, motor home or boat storage. The property offers a generous rear garden with a Southerly aspect, enclosed with close board panelled fencing to boundaries, predominantly laid to lawn with paved patios, a selection of sheds, external water supply, external power supply and an additional shingled area to the side of the property.

Tenure

Freehold.

Services

Mains water, electric, sewerage and gas.

Council Tax

Broadland District Council - Band: C.

Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Reference

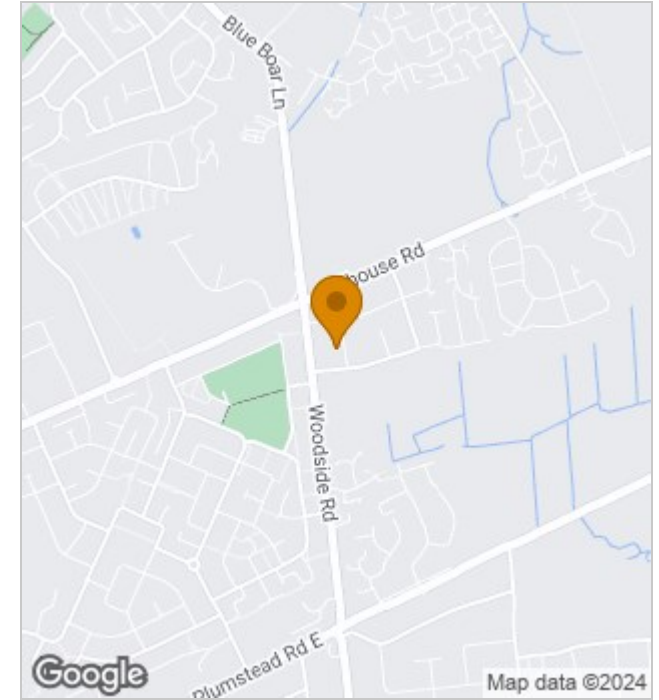
S9825/PJL



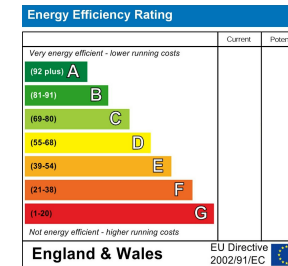
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA