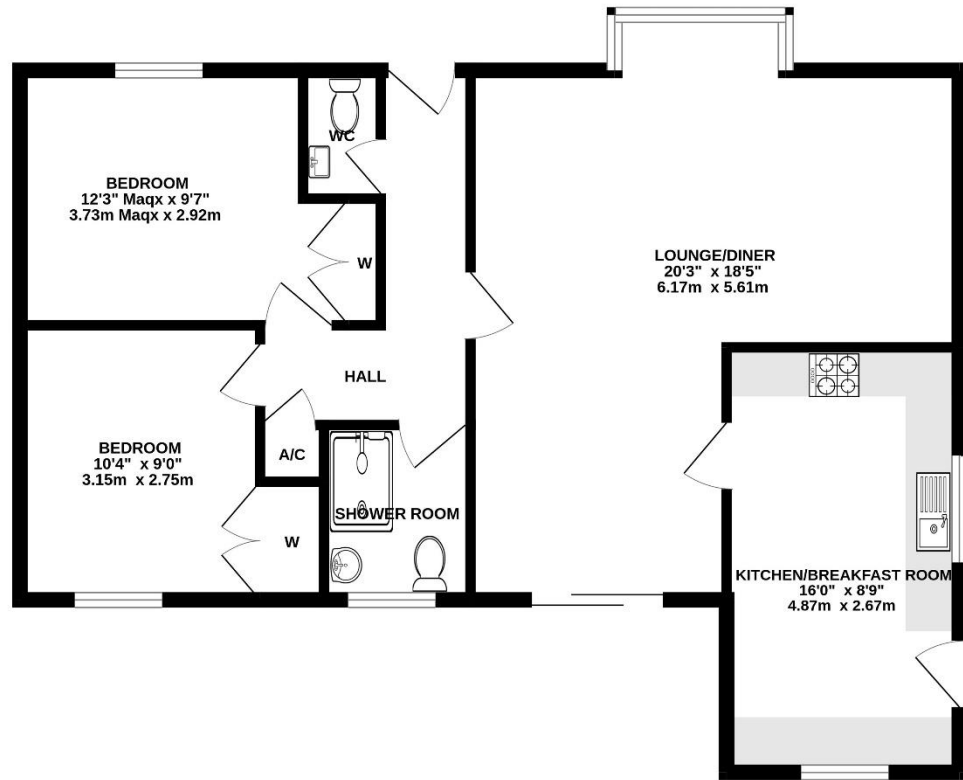


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ICONIC
ESTATE AGENTS

Breydon Drive, Old Costessey
£350,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

zoopla

nTheMarket.com



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Immaculately Presented Detached Bungalow
- Two Double Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Spacious L-Shaped Lounge/Diner
- Re-Fitted Shower Room
- Sunny Enclosed Rear Garden
- Garage & Driveway
- Solar Panels
- Requested Old Costessey Location
- EPC Rating Tbc / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this immaculately presented detached bungalow, nestled away in this rarely available end of cul-de-sac position in highly sought after area of Old Costessey.

The property has been updated throughout by the current owners and has to be viewed to be appreciated.

The internal accommodation comprises; entrance hall which gives access to the two bedrooms, the re-fitted shower room, the spacious L-shaped lounge/diner and the re-fitted two-piece cloak room. The two double bedrooms both offer fitted wardrobes and the three-piece shower room has been re-fitted to a luxurious standard. The spacious 20ft lounge/diner offers dual aspect windows & patio doors for a flow of natural light along with ample space for furniture and a dining table. The recently re-fitted kitchen/breakfast room boasts a range of white high gloss wall and base units with work surface over along with an integrated gas hob, electric oven and extractor fan. There is also space for a dish washer, washing machine and fridge freezer and a section of the kitchen dedicated to these utilities. There is also ample space for a table and a door to the rear garden

Outside

Outside the property is accessed via a brick weave driveway that leads to the attached single garage along with a low maintenance garden which houses some shrubs and plants. To the rear there is a sunny enclosed, landscaped garden which is mostly laid to lawn with two patio areas and some shingle borders with a selection of shrubs and plants.

The property further benefits from a modern gas central heating system with the boiler installed in 2022 and also solar panels on the "rent a roof" scheme for lower electric bills.

Location

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum. Both New and Old Costessey have excellent amenities including 4 pubs, doctors surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within **Costessey**, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

Leave Norwich on the Dereham Road heading towards Costessey. Turn right into Longwater Lane and continue to the end. Turn left into West End, follow the road along and turn left into Tower Close and first right into Breydon Drive where the property can be found at the end of the cul-de-sac.

