



**Breydon Road, Norwich, NR7 8EF**

**welcome to**

**Breydon Road, Norwich**

**\*\*\*NO ONWARD CHAIN\*\*\***

This heavily extended and much improved three bedroom detached bungalow is situated in the highly sought after postcode of NR7. The property benefits from cloakroom, bathroom & ensuite, ample off-road parking, home office and summer house/games room.



## Description

William H Brown are thrilled to present to the market this heavily extended and much improved three bedroom detached bungalow which offers ample living accommodation, high quality finishes and is in excellent decorative order throughout. The property itself is situated on a quiet, private road giving the sense of a rural location, but just at the end of the road you find yourself back within a very sought after part of Sprowston, bordering Old Catton and within easy access to Norwich city centre in one direction and the NDR which offers handy access to much of Northern Norfolk. Externally the property offers ample car standing and access to a double timber framed garage to the front aspect. The rear of the property offers a low maintenance, fully enclosed garden and a timber framed garden room which could be utilised for a variety of uses. Internally the property comprises a hall entrance, three double bedrooms, beautiful bathroom, well equipped kitchen and a stunning living room which boasts a vaulted ceiling. Whether it is the location, outside space, or the wow factor of the living accommodation, this property has a lot to offer, and a physical viewing is highly recommended to appreciate all that is on offer. To schedule a viewing, please contact the office at your earliest convenience.

## Entrance Hall

Door to side, carpeted floor and radiator.

## Lounge

15' 8" x 19' 2" (4.78m x 5.84m)

Fully vaulted ceilings, French doors to rear, two Velux windows, multi fuel burner, radiator and Karndean.

## Kitchen

11' 3" x 22' 1" (3.43m x 6.73m)

Double window to side, wall & base units, work surfaces, double electric oven, electric hob, integrated microwave, integrated grill, plumbing for washing machine, one & a half bowl sink unit, tiled splashbacks, breakfast bar and two Velux windows to other side.

## Bedroom One

9' 1" x 11' 4" (2.77m x 3.45m)

Window to front, Karndean flooring and radiator.

## Bedroom Two

19' x 9' 2" (5.79m x 2.79m)

Window to front, fitted wardrobes, Karndean flooring, radiator and door to ensuite: -

## Ensuite

Shower cubicle, wash hand basin, wc, extractor fan, Karndean flooring and window to side.

## Bedroom Three

12' 6" x 10' 3" (3.81m x 3.12m)

Window to side, Karndean flooring and radiator.

## Bathroom

Bath with mixer tap, wash hand basin, wc, laminate flooring and window to side.

## Home Office

21' 6" x 10' (6.55m x 3.05m)

Wall & base units, work surfaces, one & a half bowl sink unit, Karndean flooring & carpeted floor, window to rear, door to rear, separate entrance to front and door to wc: -

## Cloakroom

Window to front, wc, Karndean flooring and part tiled.

## Summerhouse/ Games Room

10' 8" x 27' (3.25m x 8.23m)

Windows to front & side, power, light, electric and Karndean flooring.

## Exterior

A large brick weave driveway providing off-road parking for multiple vehicles and access to double timber framed garage.

To the rear, it is mainly laid with artificial turf and patio area giving access to various points of the property.



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welcome to

## Breydon Road, Norwich

- NO ONWARD CHAIN
- GUIDE PRICE £400,000 - £425,000
- Heavily extended bungalow
- Cloakroom, bathroom & ensuite
- Highly sought after location
- Ample off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£400,000-£425,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142832 - 0004

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