



**Breydon Drive, Costessey NORWICH NR8 5AR**

**welcome to**

**Breydon Drive, Costessey NORWICH**

An immaculately presented, 3 bedroom detached bungalow offering ample living accommodation by way of two well sized reception rooms. All three bedrooms are of good size with an ensuite to the master. Externally a wonderful driveway and double garage offers plenty of parking facilities.

CHAIN FREE



### **Entrance Hall**

Door to front aspect, carpet, radiator, access to all three bedrooms, lounge and kitchen, Airing cupboard, storage cupboard, loft hatch.

### **Lounge**

16' 6" x 13' 5" ( 5.03m x 4.09m )  
Window to rear aspect, patio doors to the garden, carpet, radiator. Door to dining room

### **Dining Room**

13' 5" x 9' 11" ( 4.09m x 3.02m )  
Window to rear aspect, carpet, radiator.

### **Kitchen**

12' 1" x 11' 4" ( 3.68m x 3.45m )  
Fitted kitchen comprising of wall and base units with work surfaces above, 1.5 bowl sink/drainers, electric oven, gas hob, cooker hood above, plumbing for dishwasher. Window to front aspect.

### **Utility Room**

12' 1" x 5' 7" ( 3.68m x 1.70m )  
Window to front aspect, stainless steel sink/drainers, CH boiler, wall and base units with work surfaces above, plumbing for washing machine, door to side aspect.

### **Bedroom 1**

13' 1" x 12' 9" ( 3.99m x 3.89m )  
Window to front aspect, fitted wardrobe, radiator, carpet.

### **Bedroom 2**

13' 1" x 11' 11" ( 3.99m x 3.63m )  
Window to rear aspect, carpet, radiator, door to ensuite

### **Ensuite**

Shower cubicle, WC, wash hand basin, carpet, radiator.

### **Bedroom 3**

12' 10" x 9' 2" ( 3.91m x 2.79m )  
Window to front aspect, carpet, radiator.

### **Bathroom**

WC, wash hand basin, window to rear aspect, bath with shower above, carpet, radiator.

### **Outside**

To the front of the property there is a dropped kerb offering access to a very generous brickweaved driveway and double garage with a lawned area and path to the front door. The rear garden is an elevated paved patio area with steps down to a shingled area and three separate flower beds.

### **Double Garage**

17' 8" x 17' 2" ( 5.38m x 5.23m )  
Two up and over doors, power light and electric, double glazed door to side aspect.



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welcome to

## Breydon Drive, Costessey NORWICH

- NO ONWARD CHAIN
- Ample off road parking
- Detached bungalow
- Prime NR8 location
- Immaculately presented

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

# £420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143188 - 0006

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