



**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 summerhouse/ games room.



### **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 karndeian.

### **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, karndeian flooring and radiator.

### **Bedroom Two**

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

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

### **Ensuite**

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

### **Bedroom Three**

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

Window to side, karndeian 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, karndeian flooring & carpeted floor, window to rear, door to rear, separate entrance to front and door to wc:-

### **Cloakroom**

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

### **Summerhouse/ Games Room**

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

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

### **Exterior**

A large brickweave 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

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

guide price

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR142832 - 0003

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