



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 off 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.



Floor Plan

Garage

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



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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

£440,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143188 - 0004

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