









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/drainer, 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/drainer, 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.

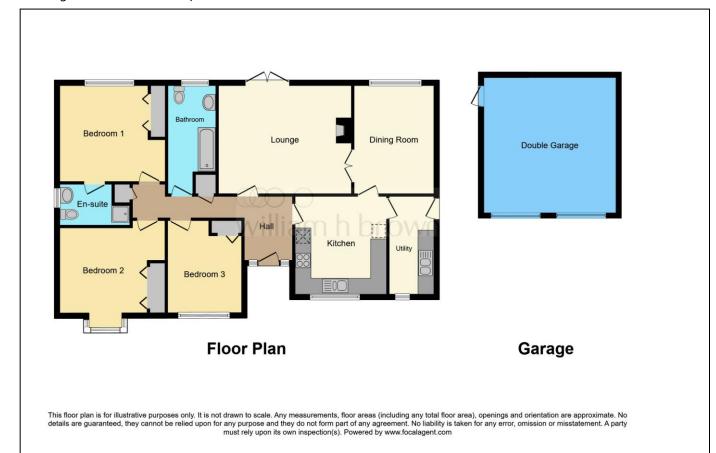
Outside

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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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







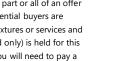


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143188



Property Ref: NOR143188 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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