



11 Breydon Drive North, Costessey

Guide Price £350,000 - £375,000

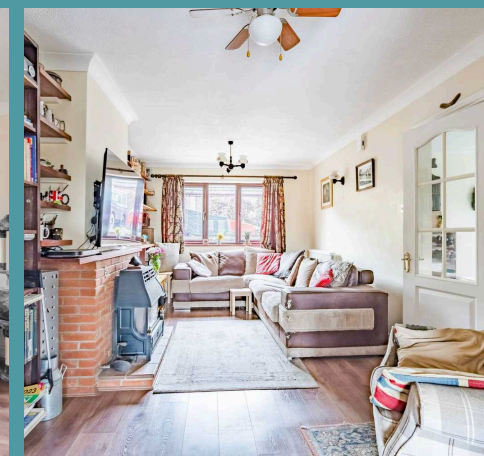
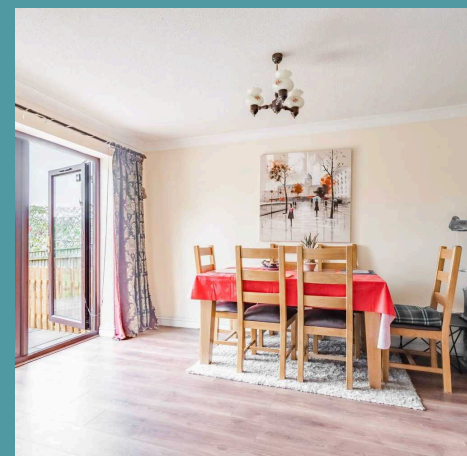
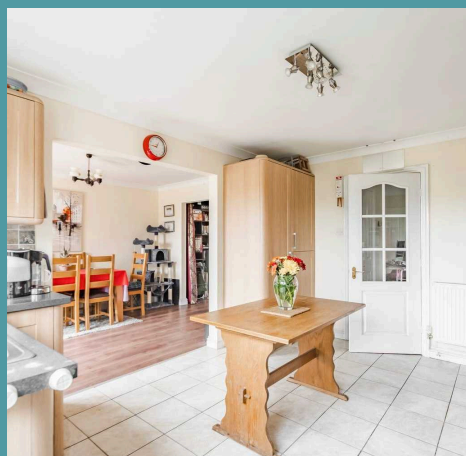
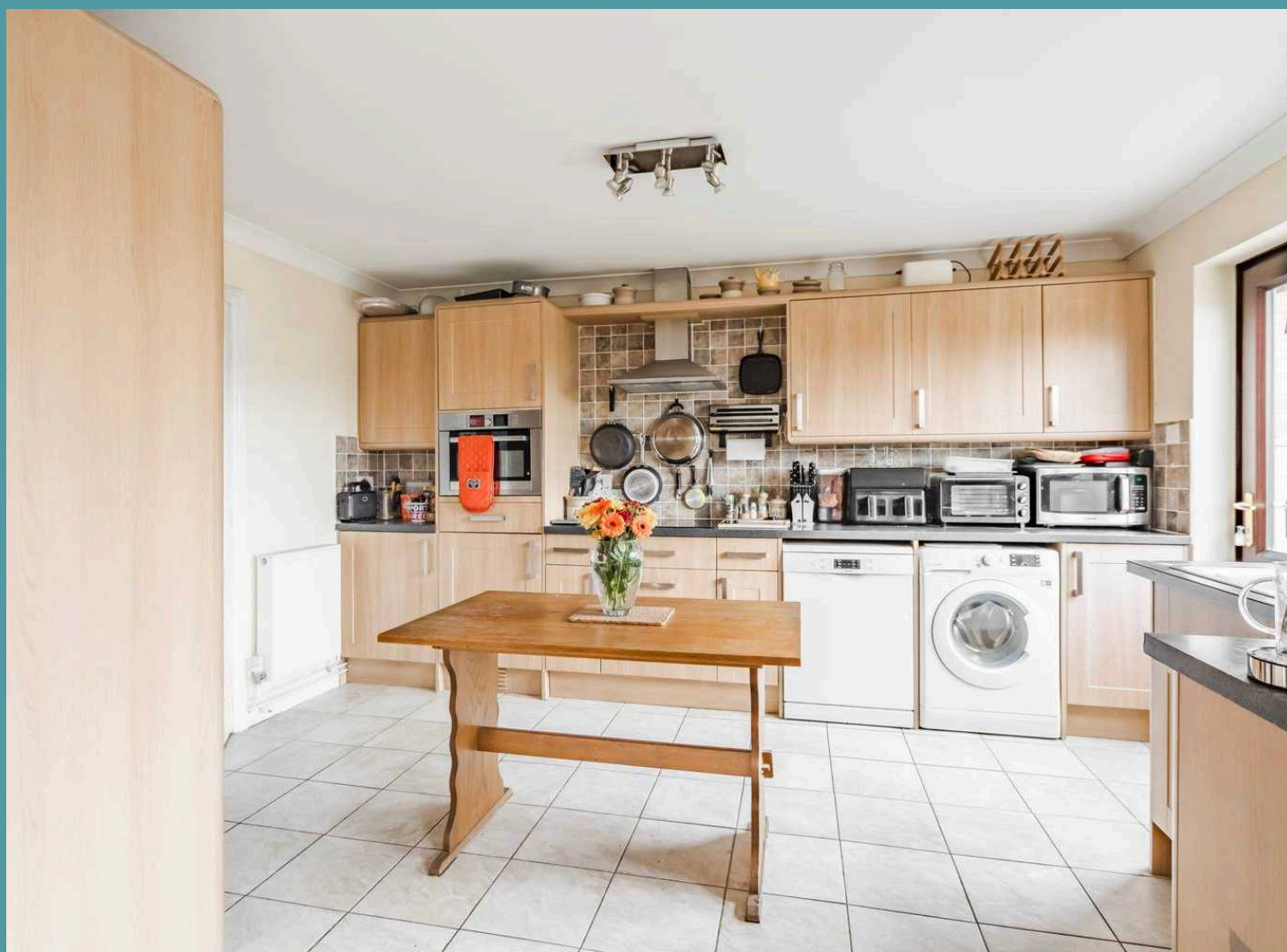
11 Breydon Drive North

Costessey, Norwich

Welcome to this exceptional four-bedroom detached residence, set on a generous size plot, at the end of a quiet cul-de-sac in Costessey. This property exudes charm and comfort, making it a beautiful home for family living. Situated within close proximity to all local amenities and natural surroundings, with easy access to Norwich city centre. Don't miss the opportunity to make this property your own and create a lifetime of cherished memories in this welcoming abode.

LOCATION

Costessey is a charming suburb located in Norfolk, England, near the city of Norwich. Known for its picturesque scenery, it combines a sense of community with easy access to urban amenities. The area features a mix of modern housing and historic buildings, with local parks and green spaces that provide opportunities for outdoor activities. Costessey has good transport links, making it convenient for commuters, and offers a range of shops, schools, and services that cater to families and residents alike. Its blend of tranquility and accessibility makes it an appealing place to live.



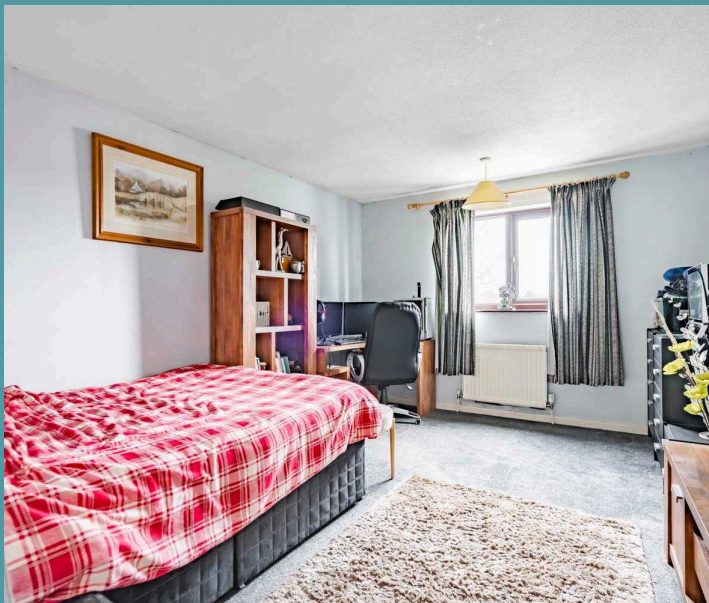


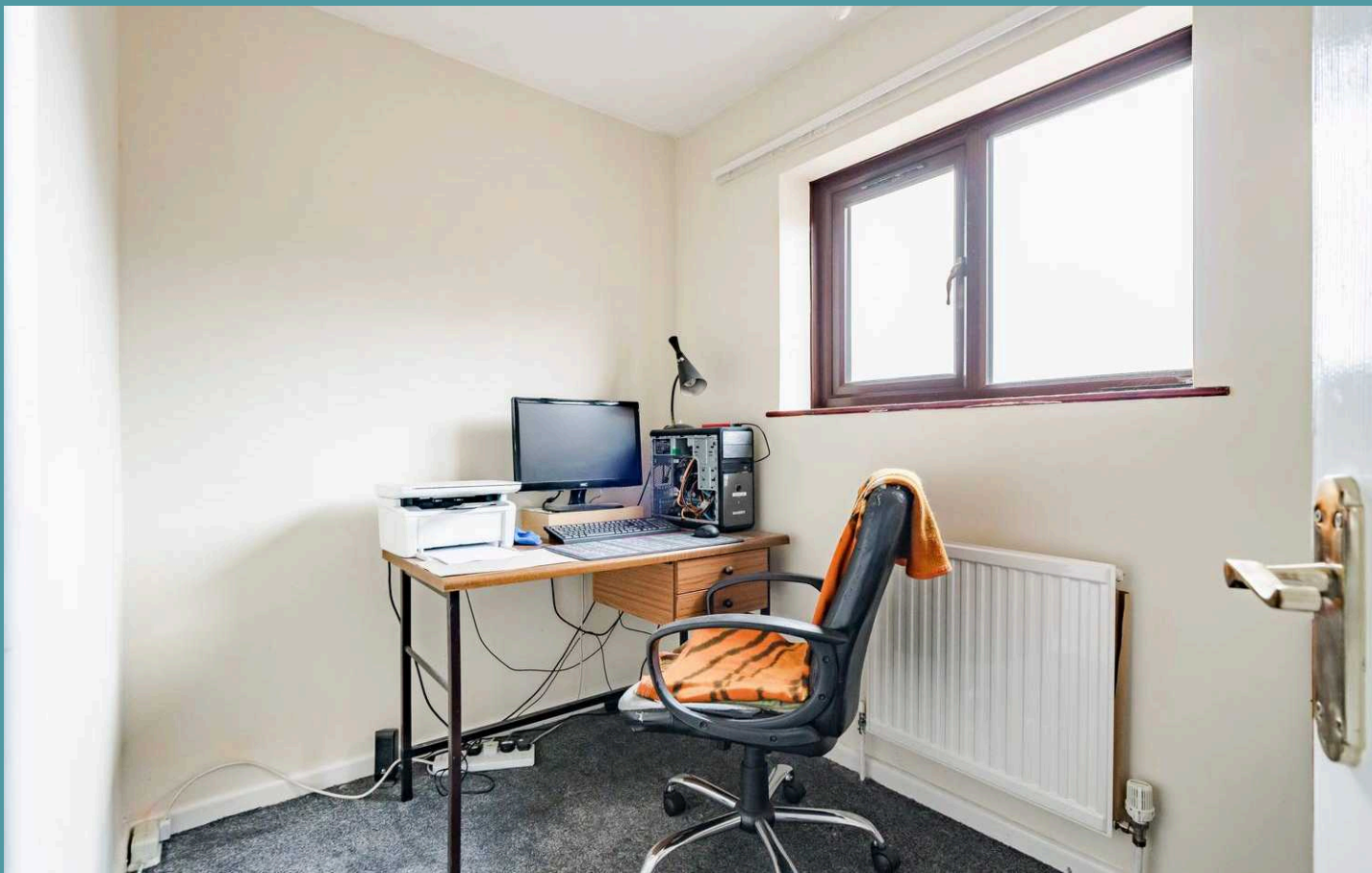
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Upon entry, you are greeted by a welcoming entrance hall, complemented by a convenient WC. Immediately capturing your attention with its warm and welcoming ambiance is the sitting room, suitable for showcasing your most comfortable furniture, to relax and unwind after a long day. Opening into the adjacent dining room, encouraging gatherings with loved ones or hosting family occasions. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

Ascending the staircase to the first floor, four bedrooms await, each thoughtfully designed to offer relaxation and privacy. The fourth bedroom has the versatility to be an office, dressing room or storage, depending on your own requirements. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms are equally spacious and share access to a modern family bathroom, designed with both functionality and style in mind.





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Leading out the rear doors onto the raised patio, suitable for your seating arrangements during the summer months. The extensive laid to lawn garden is well-maintained, with ample amount of space for a wooden storage shed, summerhouse or greenhouse. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a raised driveway, providing off-road parking for all residents. A double garage creates additional secure parking or storage options.

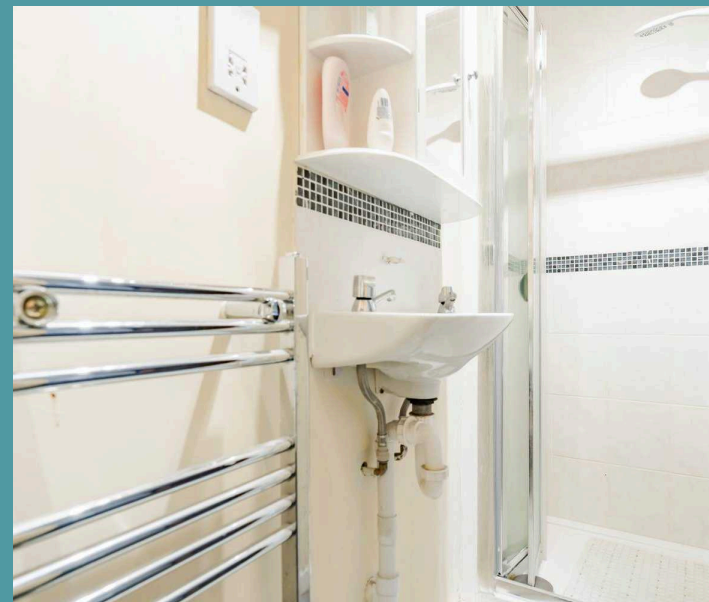
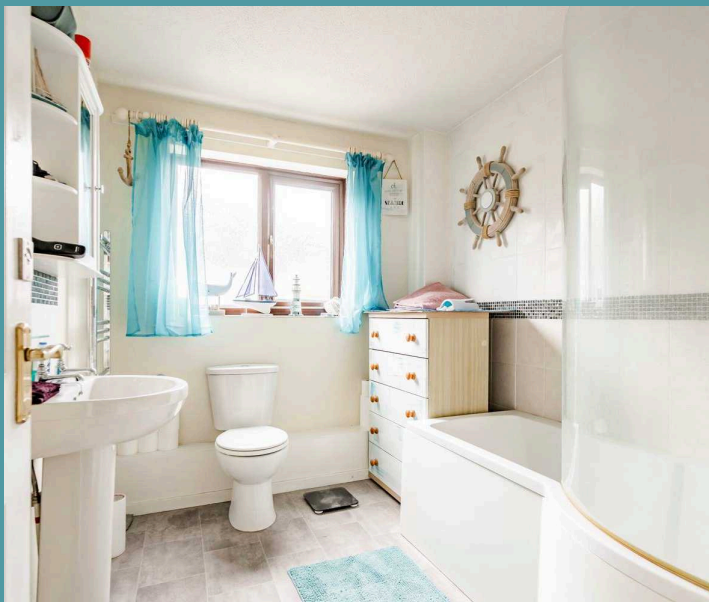
AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D





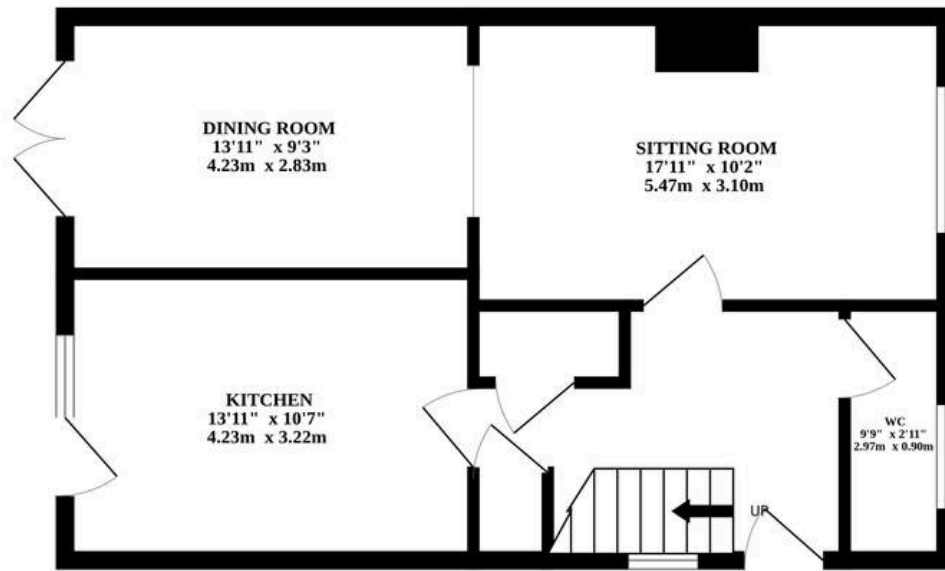
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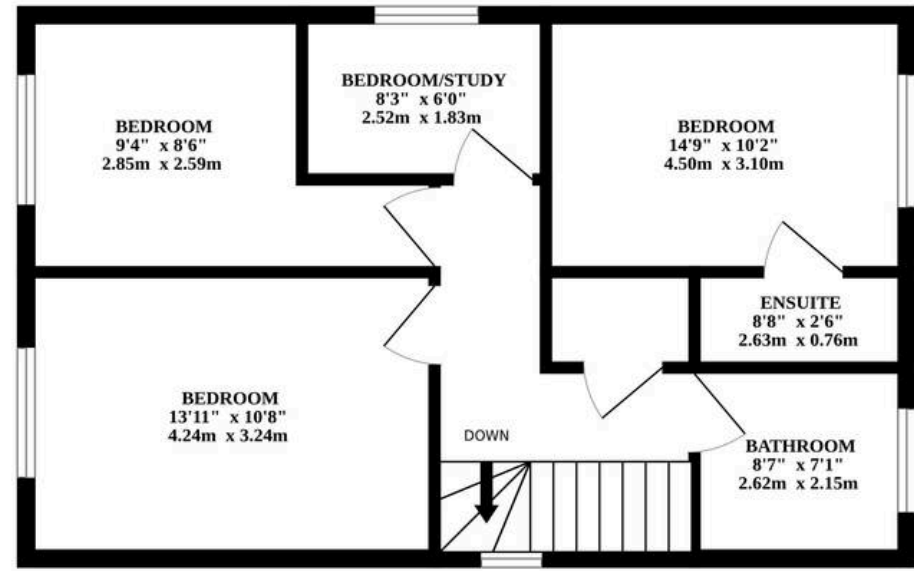
- Detached family home
- Situated at the end of a quiet cul-de-sac
- Comfortable sitting room - Filled with an abundance of natural light
- Dining room to encourage family gatherings
- Fitted kitchen to be able to cook your favourite meals
- Four bedrooms, one private en-suite & a family bathroom
- Extensive enclosed garden with raised patio area
- Driveway providing ample off-road parking & a double garage
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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