

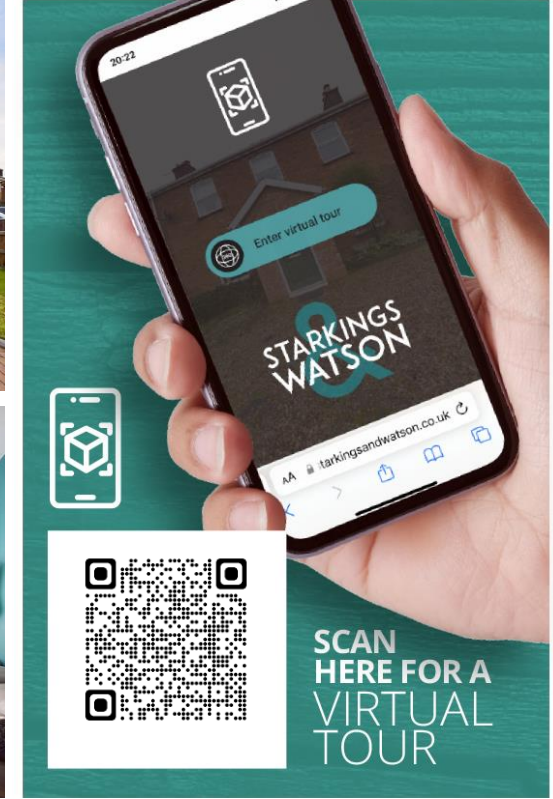
UPPER BRECKLAND ROAD

**Costessey, Norwich NR5 0RL**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS & WATSON**



- Semi-Detached Home
- Extension Potential
- Presented In Immaculate Order
- Open Plan Main Reception With Woodburner
- Modern Kitchen
- Three Ample Bedrooms
- Very Generous Rear Garden
- Driveway Parking & Garage

#### IN SUMMARY

Situated on a SOUGHT AFTER ROAD with local schools on the doorstep you will find this traditional THREE BEDROOM SEMI-DETACHED FAMILY HOME which has been IMPROVED and RENOVATED by the current owners. The house whilst being in great order offers buyer huge potential to EXTEND and increase the footprint if desired (stp). Internally the accommodation offers a welcoming hallway, large OPEN PLAN SITTING/DINING ROOM with WOODBURNER and DOUBLE DOORS onto the garden, modern kitchen, TWO DOUBLE BEDROOMS and a FURTHER SINGLE BEDROOM/OFFICE as well as the RE-FITTED FAMILY BATHROOM. Externally the rear gardens are very generous in size offering a good degree of privacy as well as a GARAGE and PLENTY of DRIVEWAY PARKING to the front. The property benefits from uPVC double glazing and GAS FIRED central heating.

#### SETTING THE SCENE

Approached via a large frontage with hardstanding brickweave driveway providing plenty of off road

parking as well as front lawns and low level brick wall. The driveway leads to the single garage as well as a secure side gate leading to the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find the entrance hallway with stairs to the first floor landing as well as understairs cupboard. The same wood effect flooring runs throughout the ground floor with the main sitting/dining room located to the right of the hallway. This open plan space overlooks the front and rear garden with doors opening onto the rear garden. In addition you will find a woodburner with tiled hearth. The kitchen is located to the rear of the house with a hatch through to the dining area. The kitchen offers a range of built in cupboards with solid worktops over as well as integrated electric oven and gas hob and space for washing machine, fridge/freezer and dishwasher. Heading up to the first floor landing there is a window to the side and loft hatch access. to the rear there is the re-fitted family bathroom with shaped bath and rainfall shower over as well as a comfortable double bedroom. The main bedroom is found to the front with bay window and double built in wardrobes. In addition there is a further single bedroom to the front currently used as an office.

#### THE GREAT OUTDOORS

The generous rear garden offers plenty of space for all the family as well as offering extension potential (stp). The garden is mainly laid to lawn with a range of planting borders to the sides. In addition you will find



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



a shingled patio, wood store and a large paved patio to the rear of the house ideal for outside dining.

#### OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### FIND US

Postcode : NR5 0RL

What3Words : ///sunk.tulip.worth

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

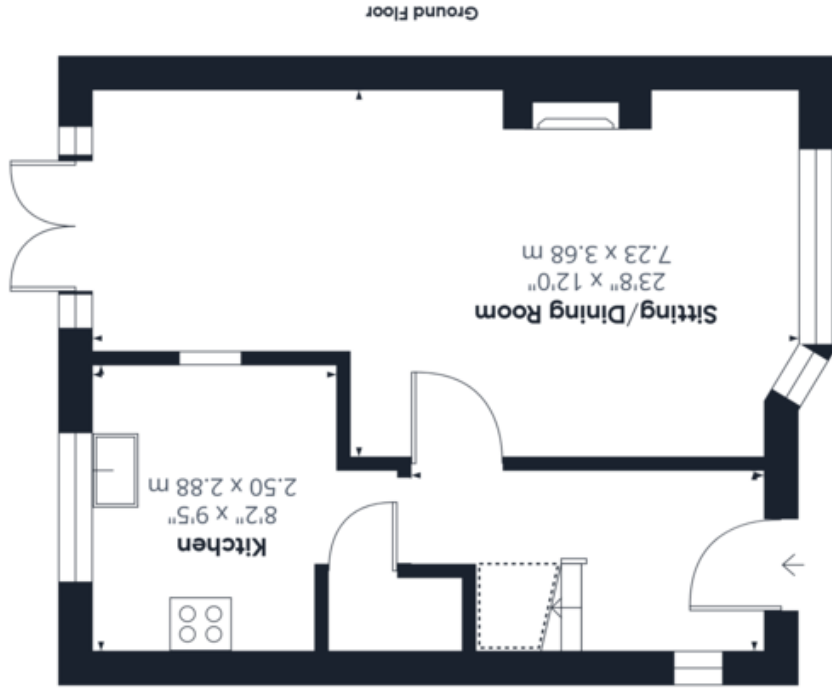
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
812.77 ft<sup>2</sup>  
75.51 m<sup>2</sup>

Reduced headroom  
9.38 ft<sup>2</sup>  
0.87 m<sup>2</sup>