



28 Breydon Road, Norwich

Norwich



Minors & Brady



# 28 Breydon Road

## Norwich

Set in one of Sprowston's most desirable locations, this beautifully extended three-bedroom detached bungalow combines modern living with timeless charm. The property impresses with its vaulted ceilings, flooded with natural light, and a stunning living space complete with a multi-fuel burner, perfect for both relaxing and entertaining. A contemporary kitchen with integrated appliances and a breakfast bar adds style and practicality, while three well-appointed bedrooms—including a principal with ensuite—offer comfort and privacy. Versatile additional spaces, such as a home office and a spacious garden room, provide flexible living to suit every lifestyle. Outside, a large driveway, double garage, and low-maintenance rear garden enhance convenience and appeal. With its superb location, high-quality finishes, and thoughtfully designed layout, this home truly stands out as a rare find in Sprowston.

- Spacious three-bedroom detached bungalow with extensive extensions and flexible living space
- Bright and airy lounge featuring vaulted ceilings, French doors, and a charming multi-fuel stove
- Contemporary kitchen with integrated appliances, sleek units, and a breakfast bar for casual dining
- Master suite with private shower room offering comfort and seclusion
- Modern family bathroom with stylish fixtures and a relaxing atmosphere
- Dedicated home office with independent access, ideal for remote working or hobbies
- Versatile garden room/summerhouse providing extra space for leisure or entertaining









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## The Location

Breydon Road is ideally situated in a desirable area of Norwich, offering a range of convenient amenities. Marks & Spencer Simply Food store is just around the corner, perfect for everyday shopping. Additionally, local shops such as a hairdresser, butcher and the Co-op on Cannerby Lane are nearby, providing further convenience for residents.

Sprowston Secondary School nearby makes it a great location for families. For further shopping options, the Sprowston Retail Park is just a short drive away, offering a Tesco Superstore and Lidl. The property also offers easy access into Norwich city centre, ideal for commuting or enjoying the city's attractions.

For dog owners, Mousehold Heath, with its expansive green spaces, offers a spot for walks and relaxation with their furry companions, along with well-lit roads nearby for easy strolls around the area.



M&B



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## Breydon Road, Sprowston

This beautifully extended and significantly upgraded three-bedroom detached bungalow offers a rare combination of space, style, and practicality in one of the most desirable areas of Sprowston, bordering Old Catton.

Tucked away on a quiet, private road, the property provides a sense of privacy, while still being within easy reach of Norwich city centre and the NDR, offering excellent connectivity to Northern Norfolk.

The interior has been thoughtfully designed to provide generous living space and high-quality finishes throughout. The welcoming entrance hall leads into a stunning living area, where vaulted ceilings and French doors create a light, airy atmosphere. A multi-fuel burner adds a touch of warmth and charm, perfect for cosy evenings.

The adjoining kitchen is well-equipped with a modern range of fitted units, integrated appliances, and a breakfast bar, making it ideal for both cooking and entertaining.

The property features three comfortable bedrooms, each finished to a high standard, with the principal bedroom benefiting from an ensuite shower room. The family bathroom has been stylishly updated and provides a relaxing space to unwind.





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A versatile home office offers practical work-from-home space, complete with its own separate access and a convenient cloakroom.

Externally, the bungalow boasts ample off-road parking via a large driveway leading to a double timber-framed garage. The rear garden is fully enclosed and designed for low-maintenance living, with a generous garden room/summerhouse providing flexible space for leisure, hobbies, or entertaining.

This property is an ideal blend of modern living and practicality, offering something for every member of the family. With its impressive interior, fantastic outdoor space, and prime location, viewings are highly recommended to fully appreciate all that this exceptional home has to offer.

## Agents Note

Sold Freehold

Connected to all mains services



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Outbuilding  
296 sq.ft. (27.5 sq.m.) approx.

Ground Floor  
2096 sq.ft. (194.7 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 sq.m.) approx.

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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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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