



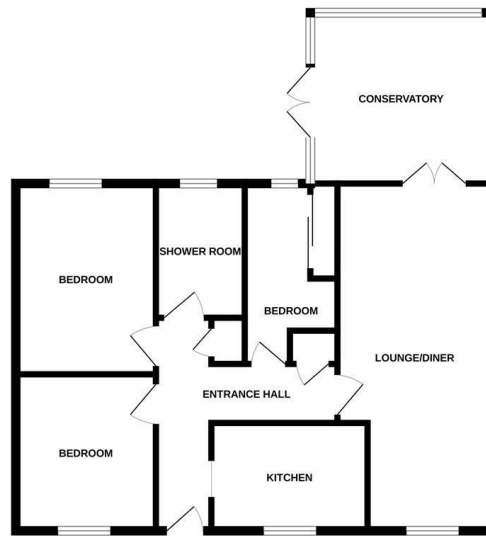
**20 Norgate Way | Taverham | Norwich | NR8 6TX**

**Offers In Excess Of £285,000**

**\*\*DETACHED BUNGALOW WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in a quiet cul-de-sac in the highly sought after village of Taverham. Accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, THREE BEDROOMS and a shower room. Outside to the front there is a lawned garden and DRIVEWAY providing off road parking leading to a SINGLE DETACHED GARAGE. To the rear there is a WELL MAINTAINED and PRIVATE GARDEN. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the location on offer.



## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements, of plans, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the description and fixtures, fittings and any other items is not guaranteed as to their condition or quantity unless otherwise stated.  
Made with Metaplan 12/2015

### Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, three bedrooms, shower room and two cupboards.

#### Lounge/Diner 21'9" x 9'8"

Double glazed window, patio doors, radiator.

#### Kitchen 9'1" x 6'10"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and washing machine, double glazed window.

#### Conservatory 11'5" x 10'9"

Patio doors to garden, radiator.

#### Bedroom One 11'8" x 8'9"

Double glazed window, radiator.

#### Bedroom Two 9'8" x 8'9"

Double glazed window, radiator.

#### Bedroom Three 11'4" x 5'10"

Double glazed window, radiator, built in wardrobe.

### Shower Room 8'5" x 5'5"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Lawned garden, large driveway providing off road parking leading to a single garage with electric door.

### Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold


### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band C

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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