

FAKENHAM ROAD

Taverham, Norwich NR8 6QA

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY

A hand holding a smartphone that displays the Starkings & Watson virtual tour interface. The screen shows a QR code at the top, a button labeled 'Enter virtual tour', and the company logo. The browser address bar shows 'tarkingsandwatson.co.uk'. A QR code icon is also visible on the phone's home screen.

QR code to be added when available.

**SCAN
HERE FOR A
VIRTUAL
TOUR**



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

starkingsandwatson.co.uk



- Detached Bungalow in Prime setting
- Approx. 0.5 Acres Plot (stms)
- 24' Dual Aspect Sitting Room
- 20' Kitchen/Dining Room
- Four Double Bedrooms
- Family Bathroom & Shower Room
- Manicured Gardens
- Large Driveway & Double Garage

IN SUMMARY

NO CHAIN. Occupying a PRIME 0.5 ACRE PLOT (stms), this DETACHED BUNGALOW offers a wealth of space both externally and internally, with accommodation reaching some 1656 SQ. FT (stms). The property boasts a generous 24" DUAL ASPECT sitting room with an adjacent 20" kitchen/dining room - complete with PATIO DOORS to the GARDEN. The UTILITY ROOM is next door, with the FOUR DOUBLE BEDROOMS, family bathroom and separate newly fitted shower room leading off the hall. The sunroom/CONSERVATORY extends the living space, creating a bedroom/study. The rear garden has been transformed by the current owners with a large lawned space and flowering beds, with mature trees all served by a large driveway and DOUBLE GARAGE.

SETTING THE SCENE

The property is approached from Fakenham Road via a large concrete driveway winding upwards towards the property lined with trees through the front garden to three separate parking spaces including one in front of the double garage which has electric

roller doors to the front and side access door with swinging iron gates for security.

THE GRAND TOUR

Stepping inside the main hallway grants access to the entire property flowing from one side to the other with central lobby ideal for coat and shoe storage. Turning to your left you are first met with the dual aspect sitting room, generous in size with carpeted flooring uPVC double glazed windows, gas radiators and ample floor space for a choice of lay out of soft furnishings. The rear of the property is formed of the open kitchen/dining room space with a range of wall and base mounted storage giving way to space for a large range gas oven and hob with tiled splash backs and tiled flooring across the space to the formal dining area with sliding doors out into the rear garden. From the hallway the utility room can be accessed with plumbing for a washing machine and inlet for a tumble dryer, inset sink and access door into the garden space ideal for drying laundry in the warmer months. Next door to this room is the four piece family bathroom featuring a shower over the bath, bidet and heated towel rail. The first of the double bedrooms can be found just off from the central lobby, a double bedroom with views into the rear garden currently doubling as a home office while a second double bedroom sits to the right of this room further down the hallway also with a rear facing aspect this double bedroom too has carpeted flooring and views into the rear garden with air conditioning. To the end of the hallway the largest of the bedrooms can be found, a dual aspect room with a front facing



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



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

aspect this generous bedroom also has an air conditioning unit and carpeted flooring. The shower room sits between the main bedroom and fourth bedroom, a newly fitted suit that offers a walk-in shower, heater and heated towel rail. The fourth bedroom can too serve as a dress room or work space if so desired, with access in to the rear garden and leading into the all uPVC double glazed conservatory with tiled flooring, access into the rear garden and sun shade canopy above.

THE GREAT OUTDOORS

Exiting via the kitchen, you will first find a resin patio seating area with an electric canopy above leading to either the garage and driveway, main garden or to the right the smaller garden area which too can be accessed via the utility room and conservatory. To the side of the property is an external sink with hot and cold water leading to the front garden. The rest of the garden is predominantly laid to lawn with multiple colourful flowering beds, mature shrubs and trees all fully enclosed by privacy giving hedges.

OUT & ABOUT

The well served village of Taverham offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

FIND US

Postcode : NR8 6QA

What3Words : ///nearing.marsh.scars

VIRTUAL TOUR

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

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.

(1) Excluding balconies and terraces

Approximate total areaTM
1656.03 ft²
153.85 m²

