



Sandy Lane, Taverham - NR8 6JU



## Sandy Lane

Taverham, Norwich

Pleasantly situated with a tree lined aspect to the front this DETACHED BUNGALOW is fronted by a generous DRIVEWAY and DETACHED GARAGE suitable for multiple vehicles with a landscaped PRIVATE REAR GARDEN ideal for entertaining with family and friends, whilst offering a rare 140' (stms) separate VEGETABLE GARDEN. Internally the space is WELL-LIT and spacious throughout measuring some 1480 St. Ft (stms) offering FOUR DOUBLE BEDROOMS each having use of the FAMILY BATHROOM and the main an EN-SUITE SHOWER ROOM. An open KITCHEN/DINING room is ideal for families with INTEGRATED APPLIANCES leading to a UTILITY ROOM/BOOT room perfect for those with pets, and access to the 19' SITTING ROOM at the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Modern Detached Bungalow
- Pleasant Tree Lined Outlook
- Four Double Bedrooms
- Kitchen/Dining Room into Utility Room
- 19' Dual Aspect Sitting Room
- Family Bathroom & En-Suite
- Private Rear Garden & Vegetable Plot
- Off Road Parking & Garage

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.

#### SETTING THE SCENE

Approached via the main street through a low level brick wall leading towards a generous driveway of concrete and brick weave suitable for multiple vehicular parking. On a slight gradient towards the property, gentle steps beyond the garage, offering an electric door, power and water supply whilst leading you towards the front door with a front patio seating area.

#### THE GRAND TOUR

Stepping inside you are first met with the tiled entrance lobby with ample space for additional storage solutions currently housing a dining/crafting table to the side as well as access into handy built in storage cupboard.



Turning to your left immediately you can find the main bedroom, a 19' dual aspect room with ample floor space for additional storage units, carpeted flooring with underfloor heating plus the benefit of an en-suite shower room featuring a corner shower unit, part tiled surround and frosted glass window. The second bedroom can also be found at this end of the hallway also with carpeted flooring underfoot with underfloor heating and a uPVC double glazed window overlooking the rear garden. Sitting between both rooms is the four piece family bathroom with corner shower unit, tiled walls and flooring with continued underfloor heating. The third bedroom can be found slightly further down the hallway, only slightly smaller than the second bedroom, this double room has carpeted flooring with views into the rear garden. Returning to the entrance lobby and turning right, you will find yourself within the kitchen/dining area with tiled flooring with underfloor heating underfoot leading to a range of wall and base mounted storage with tiled splash backs giving room to integrated appliances such as a gas hob with extraction above, integrated double ovens and a dishwasher with floor space for a formal dining table and a secondary access door to the rear of the hallway. Through from here is a handy utility boot room with additional storage and plumbing for a washing machine and inlet for a tumble dryer with side access door to the rear and front of the property. Towards the end of the hallway is the fourth double bedroom currently functioning as an entertainment room with large uPVC double glazed window into the rear garden carpeted flooring with underfloor heating. This versatile room could function as a home office/study if required. Finally, situated at the end of the hallway, is the spacious and well lit sitting room with a dual aspect over the rear garden and feature fireplace. This room offers underfloor heating with ample space for soft furnishings and a formal dining table in front of the uPVC French doors leading directly onto the rear patio seating area.

#### FIND US

Postcode : NR8 6JU

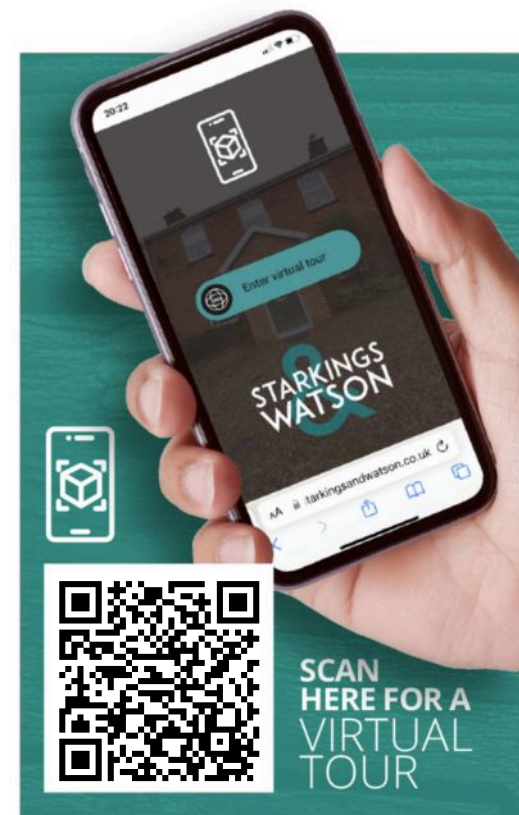
What3Words : ///middle.seemingly.exhales

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property benefits from solar panels which we have been informed produced an income of £1813.00 in 2023, and will continue on a similar deal until 2036.



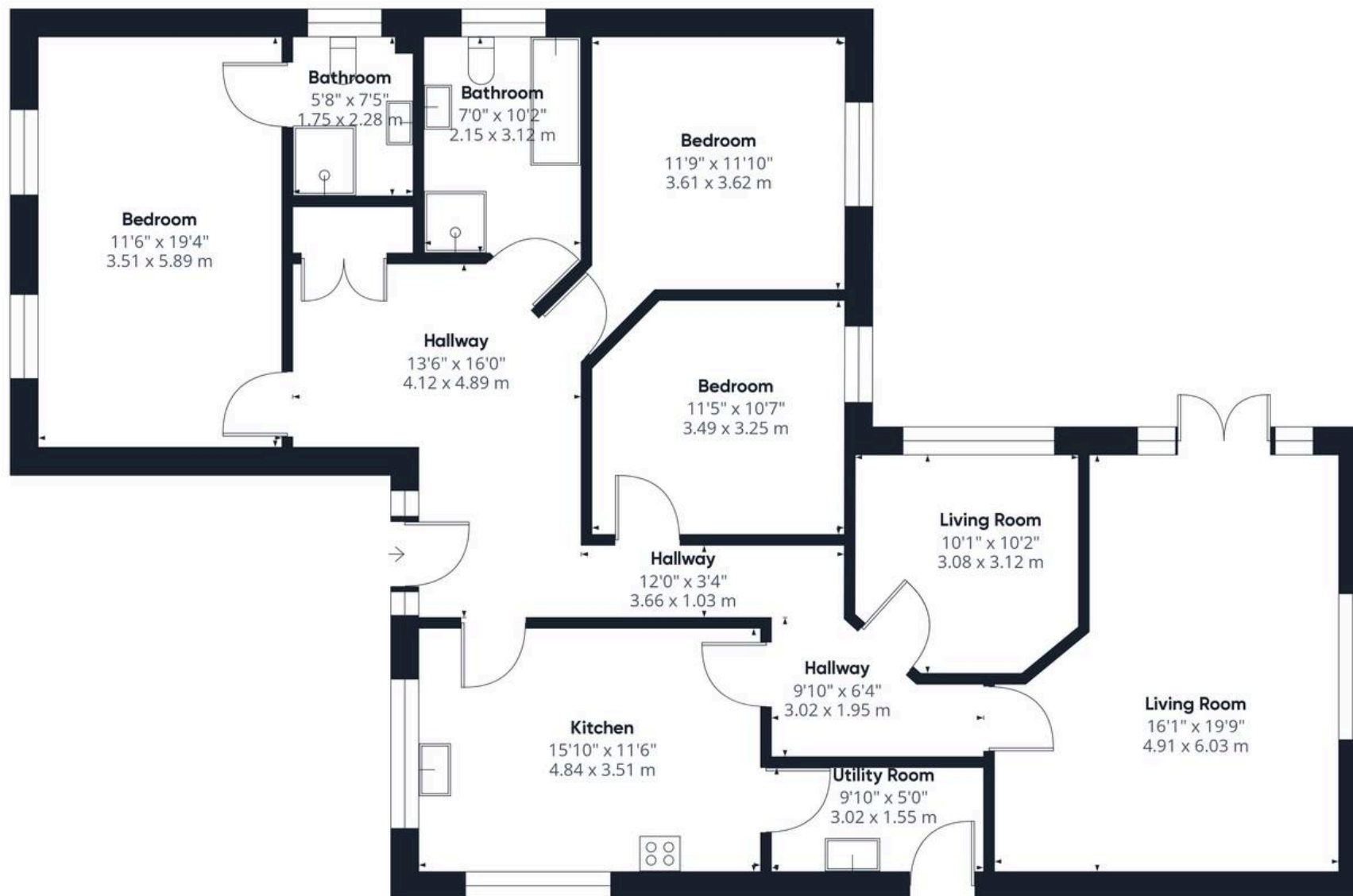




## THE GREAT OUTDOORS

The rear garden is non-overlooked and has been carefully landscaped to offer a two tiered functional seating space with flagstone patio area, tall raised beds for planting featuring colourful shrubs and flowers whilst up towards the second tier is a lawned garden space with railway sleepers leading to a multitude of planting beds and secondary steps. These steps lead towards another smaller patio seating space with an elevation over the property leading to a rare private vegetable garden vegetable and planting area measuring slightly under 150ft (stms) in length from the patio with multiple planting beds, fruit bearing trees as well as space and hard standing for a timber shed with swinging timber gate access at the very rear for additional off road parking or access to Camp Road if needed.





**Approximate total area<sup>(1)</sup>**

1480.9 ft<sup>2</sup>

137.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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