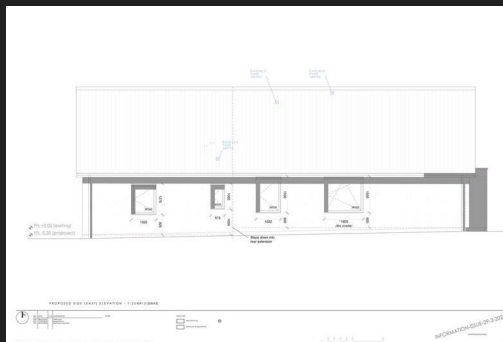


144 Fakenham
Road
Taverham
Norwich



144 Fakenham Road

Guide Price £400,000

The fabulous redevelopment opportunity...

Welcome to 144 Fakenham Road, Taverham. This property presents a unique opportunity to transform an already spacious three bedroom bungalow on a great plot, into a very spacious five bedroom, four bathroom chalet bungalow, with full planning permission and foundations already in place for the vast extension. Situated on Fakenham Road, just four miles away from Norwich City Centre with easy access to the NDR, this property has undergone substantial work making it even more attractive to potential buyers.

As you approach the property down a private drive, you are greeted by a large parking area with space for at least 6 cars, surrounded by a Magnolia tree, a pond, and mature trees and shrubs that provide privacy from the road. The current groundwork includes the grand entrance hallway, a downstairs bathroom, and a sizeable kitchen/dining/family room which will have lovely views over the rear garden.

The property currently boasts a lounge with ample space and a bay window, a kitchen/diner, a shower room and three double bedrooms. There are plans for two bedroom suites, both with en-suites and walk-in wardrobes, including a master bedroom with beautiful views of the rear garden.

Outside, the property also includes a single garage with the potential to be converted into a versatile studio/hot tub area with a large patio. The private rear garden is a quiet space and a great size for any family, and with much of the groundwork already completed, this property offers a rare chance for a buyer to step in and finish off this exciting project without the worry of the planning process or foundations.

Overall, 144 Fakenham Road is a promising canvas for creating a luxurious and comfortable family home in a convenient location.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band D

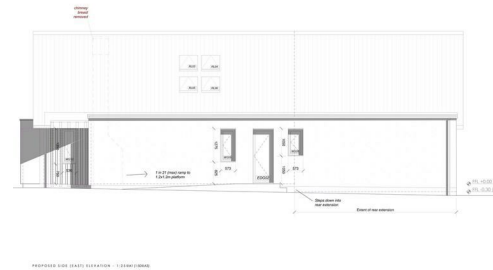
Full planning permission details can be found on the Broadland Council website, Planning Reference 20221322. Footings and foundations are already in place. The property is planning extant. No nutrient neutrality restrictions in place. Building works can commence immediately.

Local Authority

Broadland

Council Tax Band D

EPC Rating E



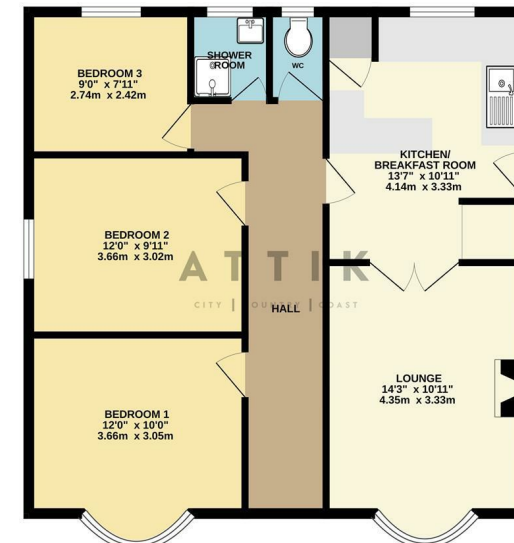
Contact

01603 964777

enquiries@attikccc.co.uk

www.attikccc.co.uk

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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