

# Arnolds | Keys



**85 Fakenham Road, Taverham, Norwich, NR8 6QA**

**Offers Over £525,000**

- DETACHED BUNGALOW
- STUNNING FULLY ENCLOSED REAR GARDEN
- PLANNING PERMISSION FOR EXTENSION AND ALTERATIONS
- POPULAR VILLAGE LOCATION
- ONE-BEDROOM ANNEXE
- AMPLE OFF ROAD PARKING AND SINGLE GARAGE
- BEAUTIFULLY PRESENTED SPACIOUS ACCOMMODATION
- WALKING DISTANCE TO AMENITIES

# 85 Fakenham Road, Norwich NR8 6QA

Situated on a generous plot, this beautifully presented four bedroom detached bungalow is set back from the road in an elevated position and provides versatile and spacious accommodation. With a self contained annex and planning permission granted for further extension, the property offers the perfect opportunity for multigenerational living or income potential with ample scope for customization.



Council Tax Band: D



## DESCRIPTION

Situated on an impressive sized plot, this spacious four bedroom detached bungalow stands with current planning permission for a substantial extension to add a further two bedrooms and adapt the current layout to include a larger living/dining room. Further benefitting from a one bedroom annex, there is a fantastic opportunity to really make this house your own with the option of multigenerational living if desired. The property is set back from the road in an elevated position within the popular village of Taverham, close to local amenities, with ample parking for multiple vehicles, detached single garage with a generous and beautifully landscaped enclosed rear garden. The property is beautifully presented and offers bright, contemporary accommodation throughout with a spacious and welcoming entrance hall, living room, three double bedrooms, shower room and kitchen diner with separate utility room. The annex boasts a further bedroom with ensuite and an open plan kitchen/living room for convenient living.

Single glazed door leading to:-

## ENTRANCE PORCH

Tiled flooring. Door into:-

## HALLWAY

Carpeted flooring, loft access, radiator and storage cupboard.

## BEDROOM ONE

Double-glazed window to the front aspect, carpeted flooring and radiator.

## BEDROOM TWO

Double-glazed window to the rear aspect, carpeted flooring and radiator. Loft access.

## SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and WC. Tiled floor and walls and two heated towel rails. Double-glazed window to rear aspect.

## LIVING ROOM

Double-glazed window to the front aspect, two radiators and carpeted flooring.

## HOME OFFICE / BEDROOM THREE

Double-glazed windows to front. Carpeted flooring and radiator.

## KITCHEN

Comprising of wall and base units with timber work surface over, inset sink, centre island unit and breakfast bar. Space for freestanding gas cooker and dishwasher with extractor hood over oven, integrated fridge/freezer. Storage cupboard. Tiled flooring with UPVC patio doors to the rear garden, radiator.

## UTILITY ROOM

Comprising space and plumbing for washing machine and tumble dryer. Storage cupboard. Tiled flooring. UPVC double-glazed frosted window to the rear and double-glazed door to outside. Radiator.

## ANNEXE KITCHEN / LIVING SPACE

UPVC double-glazed French doors leading to rear garden. Carpeted flooring and radiator.

Kitchen area comprising of wall and base units with granite effect work surface over and inset sink and drainer. Electric oven and ceramic hob with extractor over. Space for under-counter fridge and freezer, washing machine. Vinyl flooring.

## ANNEXE BEDROOM

UPVC double-glazed window and door to the rear. Carpeted flooring.

## ANNEXE SHOWER ROOM

Suite comprising shower cubicle, WC and wash hand basin. Heated towel rail, tiled flooring and frosted UPVC double-glazed window to front.

## OUTSIDE

To the front of the property a large driveway leads you to the single garage, providing ample off-road parking and turning space. The attractive front garden is well presented and mainly laid to lawn with well established trees and shrubs.

There is a stunning fully enclosed landscaped rear garden, also mainly laid to lawn with a raised area, pond and an array of established trees, shrubs and flowers. Further adding to the potential of this home is a detached garden room, currently used as a home office which power, lighting, Wi-Fi and air conditioning.

## AGENTS NOTES

Council tax band B

Mains drainage, electricity and gas connected.



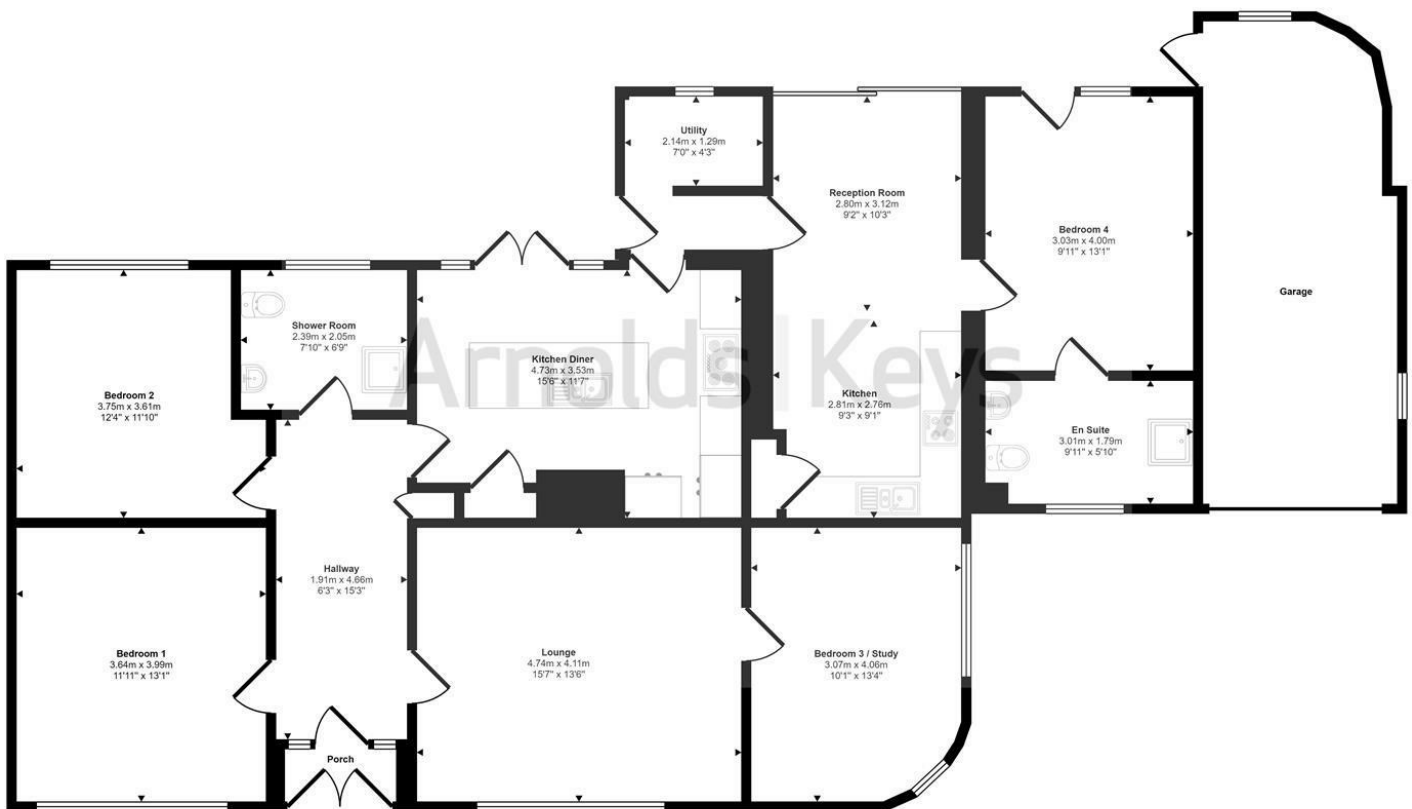
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(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	

Approx Gross Internal Area  
160 sq m / 1724 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

