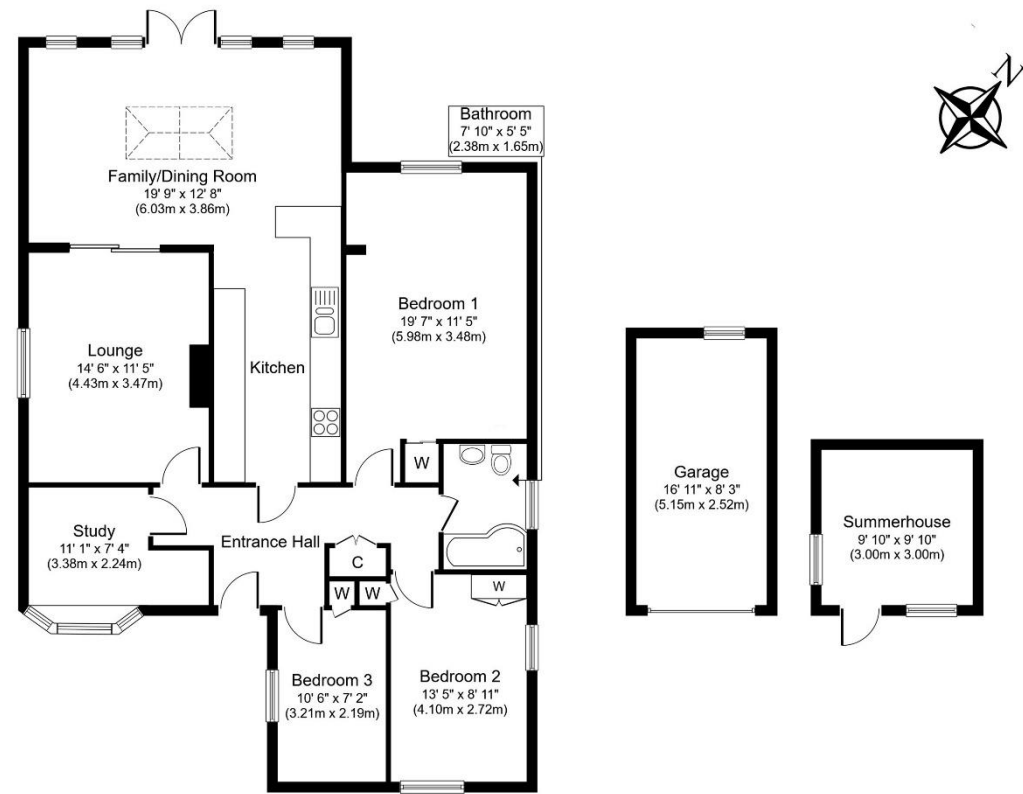


Seton Road, Taverham
OIEO £400,000 Freehold



Ground Floor
Approximate Floor Area
1,203 sq. ft.
(111.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Bungalow
- Spacious Hall Entrance
- Luxury Open Plan Kitchen/Diner/ Family Room
- Lounge With Feature Fire Place & Log Burner
- Three Bedrooms
- Study/Bedroom Four
- Three Piece Family Bathroom Suite
- Generous Enclosed Rear Garden
- Garage & Driveway
- EPC Rating C / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this extended and improved detached bungalow, located in a sought after cul-de-sac position on the edge of Taverham.

The property offers space in abundance with the accommodation comprising; spacious entrance hall with doors leading to all the internal rooms, Study/bedroom four, enclosed lounge with a woodburning stove and feature fireplace, three further bedrooms a modern three piece family bathroom suite and a recently re-fitted luxury open plan kitchen/diner and family room which boasts integrated appliances that include a fridge freezer, dish washer, washing machine, induction hob and oven.

There is also underfloor heating a roof lantern for additional light and French doors that lead out onto the elevated sandstone patio.

Outside

Outside to the front there is a garden with a driveway providing ample parking that leads to the garage whilst to the rear, there is a generous enclosed garden with steps that lead down to the lawn from the raised patio area that boasts panel fencing a summer house with electric and plant and hedge borders.

Location

The property is within easy access to the local schools, shops and local amenities along with only being a short distance from the centre of Drayton.

Drayton is a popular village that lies 4.3 miles West of Norwich and offers easy access to the NDR and A47. The village offers a host of amenities including a Tesco superstore, pharmacy, doctors' surgery and Vets. There is also a range of popular local eateries and a regular bus service.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn right into Seton Road where the property can be found on the left hand side.

