



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ICONIC
ESTATE AGENTS

Walsingham Drive, Taverham
£300,000 Freehold



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.

- Modern Detached Bungalow
- Three Good Size Bedrooms
- Fitted Kitchen
- Sitting/Dining Room
- Conservatory

- Family Bathroom & Separate Cloakroom
- Enclosed Sunny Rear Garden
- Garage & Driveway
- Requested Cul-de-Sac Location
- EPC Rating Tbc / Council Tax Band D

Description

An attractive three bedroom detached bungalow located in Taverham, Norwich.

Situated toward the end of a quiet cul-de-sac, this good sized home is offered in good condition and is available for viewing immediately.

The accommodation comprises; entrance hallway with loft access, airing cupboard and doors that lead to all principal rooms. The sitting/dining room is a generous size and has sliding doors leading to the conservatory to the rear. The conservatory benefits from a replacement roof and also has French doors that lead to the rear garden. The kitchen offers a range of fitted units throughout with space for appliances and roll top work surfaces above with a door to the side aspect.

There are three well-proportioned bedrooms with the principal bedroom benefitting from a range of fitted furniture and bedroom two having built in wardrobes. There is also a family bathroom with three piece suite which comprises a panel bath with shower over, low level WC and a hand wash basin.

Outside

Outside to the front aspect there is a driveway providing off road parking and this gives access to the single garage which benefits from power and lighting.

To the rear aspect there is a lawned garden which is completely enclosed by timber fencing and also has a patio area providing seating.

Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include Wensum Valley Hotel, Golf and Country Club, Taverham Mill Nature Reserve which is a haven for anglers, walkers and nature lovers, a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools including Langley Preparatory School in the area. There is also a regular bus route through the village.

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 D

Tenure

Freehold

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading through Hellesdon. Take the second turning left into Thorpe Marriott onto Drewray Drive and take the first turning left into Walsingham Drive where the property can be found on the left hand side.

