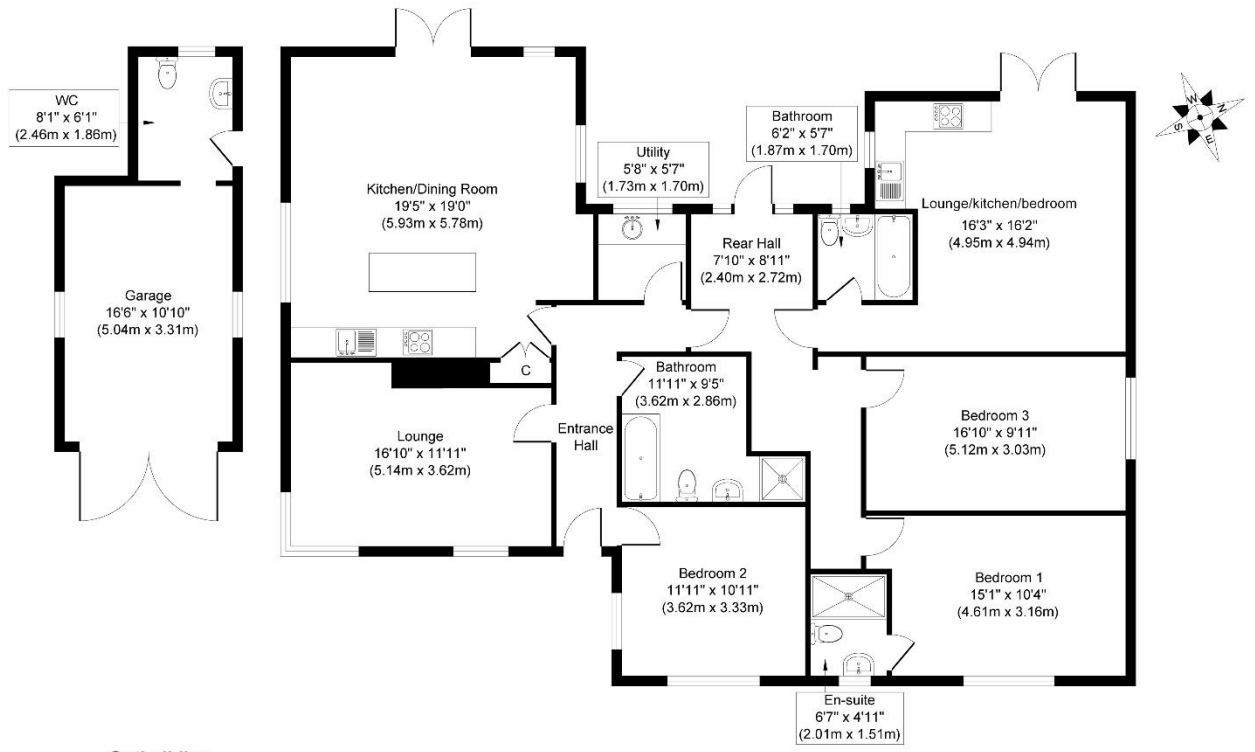


Sandy Lane, Taverham  
OIEO £525,000 Freehold



- Spacious Detached Bungalow With Annexe
- Four Bedrooms
- Modern En-Suite To Master Bedroom
- Stunning Kitchen/Dining Room
- Spacious Dual Aspect Lounge
- Modern Family Bathroom
- Mature Plot With Far Reaching Views
- Ample Driveway & Single Detached Garage
- Annexe With Separate Access
- EPC Rating C / Council Tax Band C



**Outbuilding**  
Approximate Floor Area  
231 sq. ft  
(21.42 sq. m)

**Approximate Floor Area**  
1741 sq. ft  
(161.73 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.

## Description

Iconic are pleased to bring to the market this outstanding detached bungalow in Taverham.

Occupying an enviable plot and accommodation spanning across 1700 square foot this modernised home also has the benefit of an integral annexe with its own separate access. Perfect for a blended family or even running a business from home, this fantastic space is a great addition to this lovely home and needs to be seen.

The accommodation comprises; bright entrance hallway with doors which lead to the main principal rooms and the annexe to the rear aspect. The sitting room is generous in size and offers a feature fireplace and dual aspect windows. To the rear there is a stunning kitchen/dining area with French doors which lead out to the landscaped garden. With a range of modern units throughout, the kitchen benefits from a feature central island with a separate double electric oven and gas hob with stainless steel extractor fan above. The main family bathroom has been modernised to a high standard, this four piece suite comprises a panel bath, double shower cubicle, low level WC and a hand wash basin with vanity unit beneath. There are three well proportioned bedrooms with the principal bedroom offering a modern three piece shower room. There is also a utility room which is also modern and has a built in sink.

The annexe is a fantastic open plan space, with a fitted kitchen and French doors which lead to the rear garden there is also separate access to the bathroom with three piece suite.

## Outside

To the outside there is a landscaped garden which offers stunning elevated views of Taverham and beyond. Offering a generous lawned area the garden is flanked by mature trees and timber fencing which give a good degree of privacy. There is also a patio and decking area which is accessed from the annexe and French doors from the kitchen/dining room and is perfect for enjoying the Westerly sun. Furthermore, there is access to the single garage with WC to the rear, with electric and water supplies this space could be great as a home office or gym subject to the relevant planning being obtained. To the front aspect the property has a good sized driveway which offers ample parking and there is also a further lawned area which offers privacy from the road. The property has undergone further modernisation throughout which includes the addition of an "A rated" boiler, new roofing and an upgraded electricals.

## 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 C

