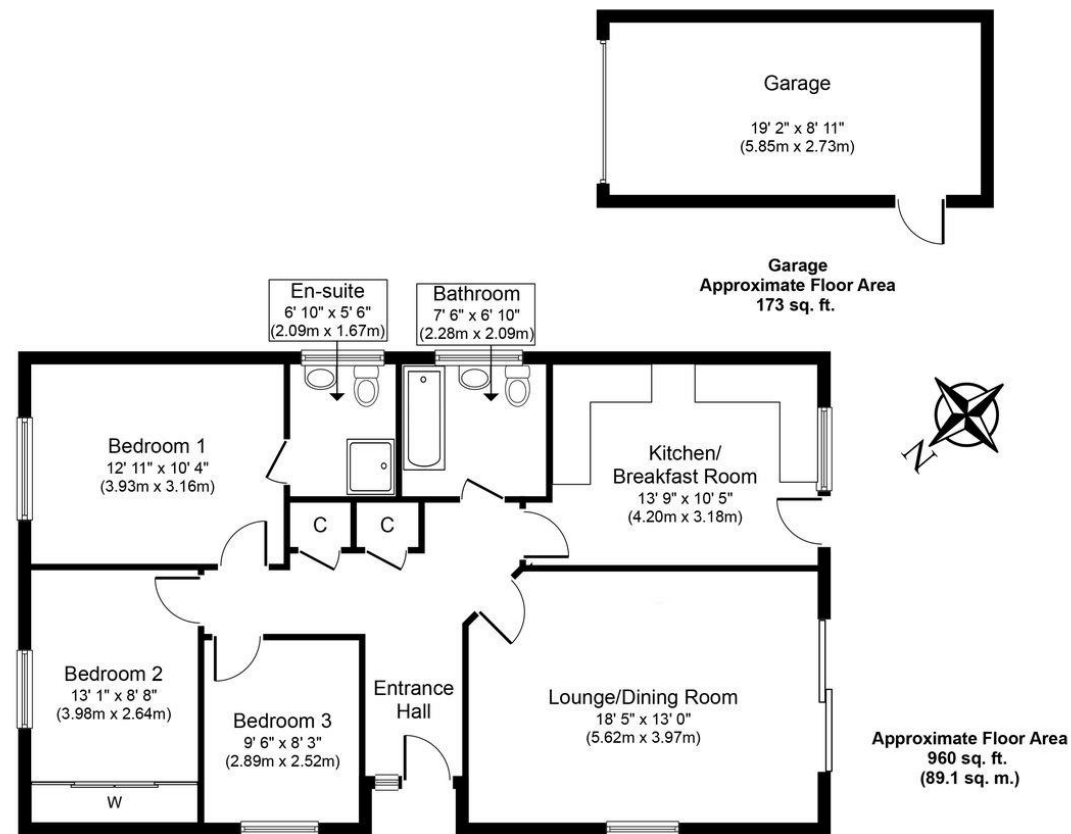


Dereham Road, Easton  
 Guide Price £325,000 - £350,000 Freehold



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.

- Three Bedroom Detached Bungalow
- Master Bedroom With En-Suite
- Kitchen/Breakfast Room
- Generous Lounge/Dining Room
- Three Piece Family Bathroom Suite

- South/West Facing Private Garden
- Tandem Garage In Excess Of 19ft
- Popular Village Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

## Description

Three bedroom detached bungalow situated in the popular village location of Easton.

Occupying a good size plot, this attractive bungalow is offered with no onward chain and early viewing is advised.

The accommodation comprises; entrance hallway with two storage cupboards and doors which lead to all principal rooms. The lounge/dining room is a generous size with ample space for seating and a dining table with sliding doors which lead to the rear garden. The kitchen/breakfast room is also a good size fitted with a range of wall and base units, there is ample space for appliances and a door to the rear aspect.

All three bedrooms are well proportioned with the principal bedroom also benefitting from high quality furniture and an en-suite shower room. There is also a family bathroom with three piece white suite.

## Outside

Outside to the front aspect there is a low maintenance garden which wraps around the property.

With a driveway providing ample off road parking, this gives access to the tandem garage which measure in excess of 19' and could easily be used as a home office or gym space subject to the relevant planning.

To the rear aspect there is a South/West facing garden which is mainly laid to lawn with a separate patio area. Enclosed by timber fencing this well stocked garden also has a timber shed and is non overlooked.

## Location

Easton is a popular village located north-west of Norwich with easy access to the A47 Southern Bypass. There is a primary school which has been awarded as outstanding and also is the location for Easton College with specialist facilities for training across several curriculum areas.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Oil Central Heating, Electricity are all connected. Broadband when connected is BT Superfast, 60mbs speed

## Local Authority

Broadland District Council, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

Leave Norwich via the Dereham Road and continue through Costessey. At the Longwater roundabout, take the second exit to the next roundabout and again take the second exit onto Dereham Road, Easton. Continue along where the property can be found indicated by our For Sale Board.

