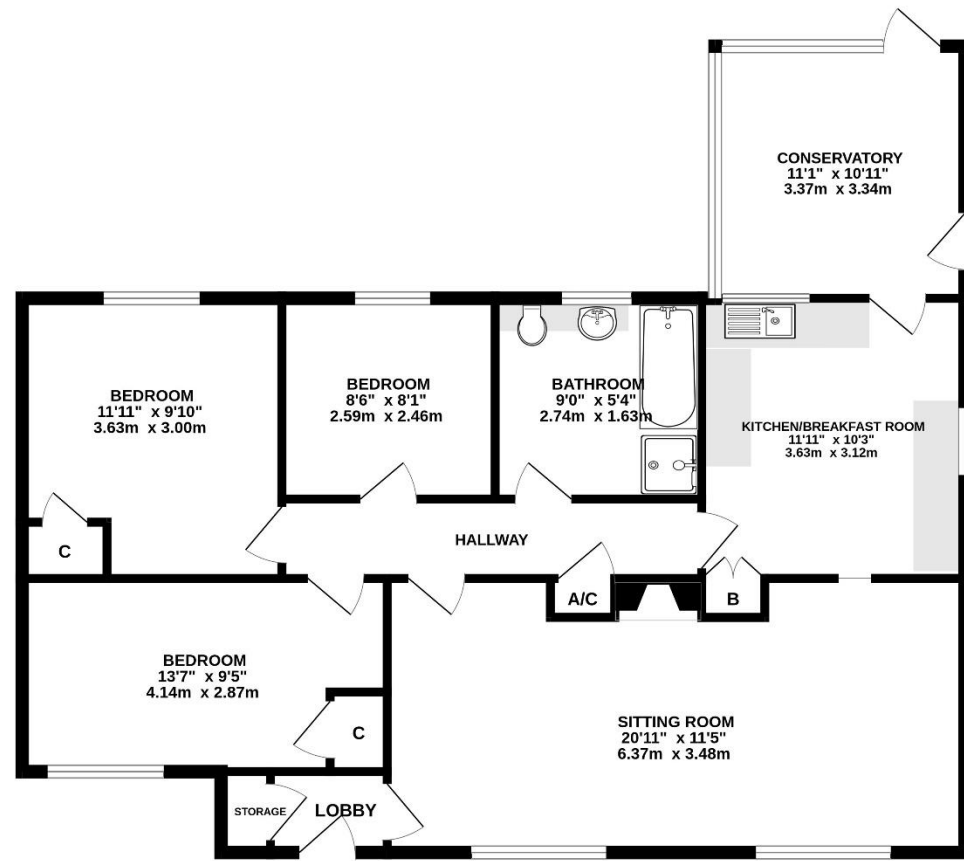


GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.
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 mis-statement. 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

Somerset Way, Taverham
OIEO £325,000 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.

- Well Appointed Detached Bungalow
- Three Generous Bedrooms
- Kitchen/Breakfast Room
- Generous Lounge & Conservatory
- Four Piece Family Bathroom Suite

- Stunning Mature Rear Garden
- Garage & Driveway
- Offered With No Onward Chain
- Close To All Local Amenities
- EPC Rating D / Council Tax Band C

Description

Iconic are pleased to bring to the market this three bedroom detached bungalow located in a desirable Taverham location.

Offered with no onward chain, this attractive home occupies a lovely position and early viewing is advised.

The property accommodation comprises; entrance porch with door leading to the sitting room. The sitting room is generous in size and has a doorway leading to the rear hallway and a large window to the front aspect. From the hallway there is access to the three bedrooms which are all a good size with the principal bedroom facing the front aspect. There is also a family bathroom with four piece suite.

Furthermore, there is a kitchen/breakfast room with a range of fitted units and ample space for a dining table. This spacious room leads into the conservatory which offers access to the rear garden and driveway to the side aspect.

Outside

Outside to the front aspect the property is set back from the road and screened by mature hedging with a shingled area ideal for low maintenance gardening. There is a long driveway which has ample space for vehicles and this leads to the single garage toward the rear aspect. To the rear there is a beautiful well stocked garden which is all enclosed by timber fencing and mainly laid to lawn. Featuring an array of raised bedding, there is also a patio area providing seating.

Agents Notes

Please note that Probate has been applied for but has not yet been granted.

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 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 the Fakenham Road heading towards Drayton. Take the left fork past the petrol Station onto Taverham Road and continue along. Go straight over at the mini roundabout onto Ringland Road. Turn right onto Somerset Way where the property can be found on the left hand side.

