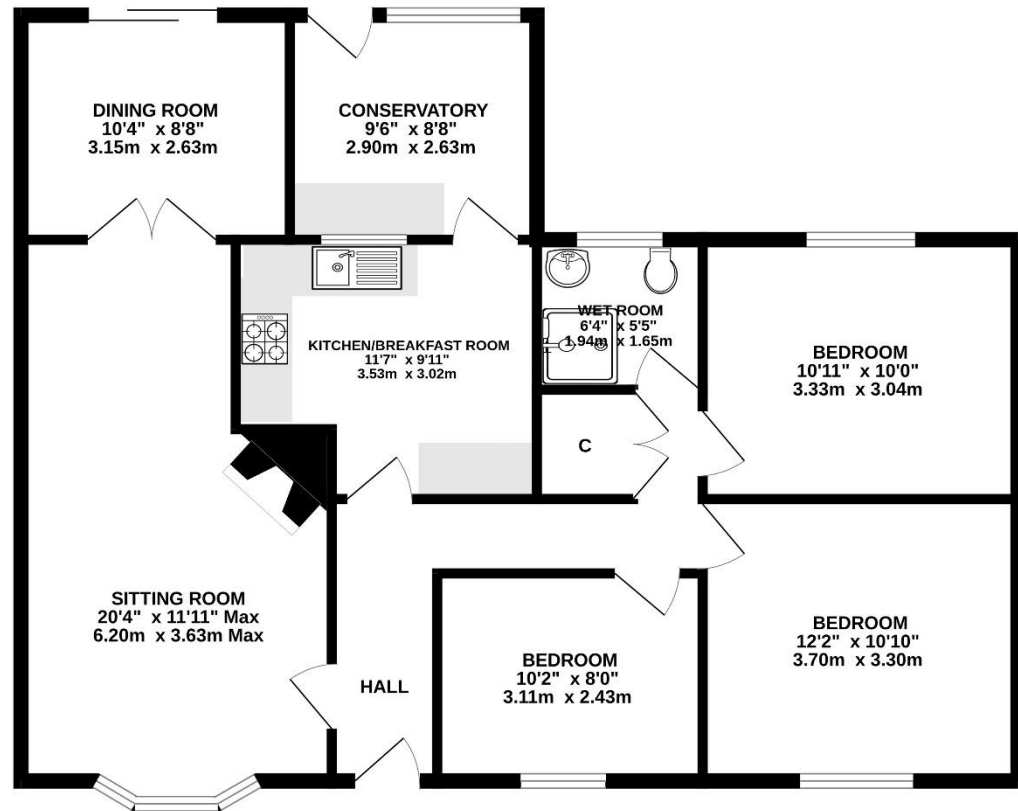


GROUND FLOOR



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

Penn Road, Taverham  
£325,000 OIEO - 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.

- Attractive Detached Bungalow
- Three Generous Bedrooms
- Kitchen/Breakfast Room
- Separate Dining Room & Conservatory
- Sitting Room In Excess Of 20ft
- Good Size Plot
- Garage & Driveway
- Sought After Taverham Location
- Close To All Local Amenities
- EPC Rating D / Council Tax Band C

## Description

An attractive three bedroom detached bungalow situated on a popular road in Taverham.

Occupying a generous plot, this great home is situated close to all amenities, good transport links and early viewing is advised.

The accommodation comprises; entrance hallway with access to the loft, storage cupboard and doors which lead to all principal rooms. The sitting room is generous in size measuring over 20' in length and has French doors which lead to the separate dining room with sliding door to the rear garden. The kitchen/breakfast room is fitted with a range of units and has ample space for table and chairs. From the kitchen there is a conservatory with built in base units providing storage and a door which leads to the rear garden. Furthermore, from the main hallway there are three well-proportioned bedrooms and a wet room.

## Outside

Outside to the front aspect there is a lawned garden with disabled access leading to the front door, there is also a long driveway providing off road parking and this gives access to the single garage to the rear.

To the rear, there is a private enclosed garden which is mainly laid to lawn with separate patio area and is fully enclosed by fencing.

## 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

## Tenure

Freehold

## Directions

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

