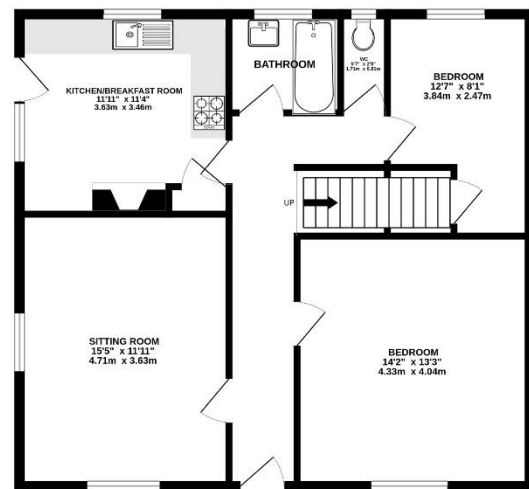




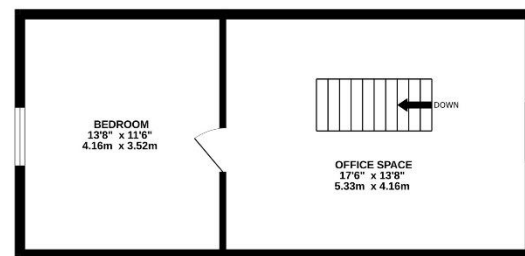
ICONIC
ESTATE AGENTS

Penn Road, Taverham
£335,000 Freehold

GROUND FLOOR



1ST 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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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.

- Detached Chalet Bungalow
- Entrance Hallway
- Three Bedrooms
- Kitchen/Breakfast Room
- Spacious Lounge
- Bathroom & Separate Cloakroom
- Generous Mature Rear Garden
- Garage & Driveway Offering Ample Parking
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are pleased to present this three bedroom detached chalet bungalow situated in the popular village of Taverham in West Norwich.

Occupying a generous plot, this great property is also offered with no onward chain.

The accommodation comprises; entrance hallway which gives access to all principal ground floor rooms and has a staircase rising to the first floor. Located to the front aspect there is a good sized living room and bedroom either side from the hallway. To the rear aspect there is a kitchen/breakfast room which is fitted with a range of wall and base units and has a door to the side aspect. There is a bathroom with two piece white suite and a separate WC. Additionally, there is another good size ground floor bedroom to the rear aspect.

To the first floor there is an office space which opens into bedroom three with eaves storage and a window to both side aspects.

Outside

Outside to the front there is a driveway which provides ample off road parking and leads to the single garage toward the rear.

To the rear aspect there is a large mature garden which is mainly laid to lawn and all enclosed by timber 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 indicated by our For Sale Board.

