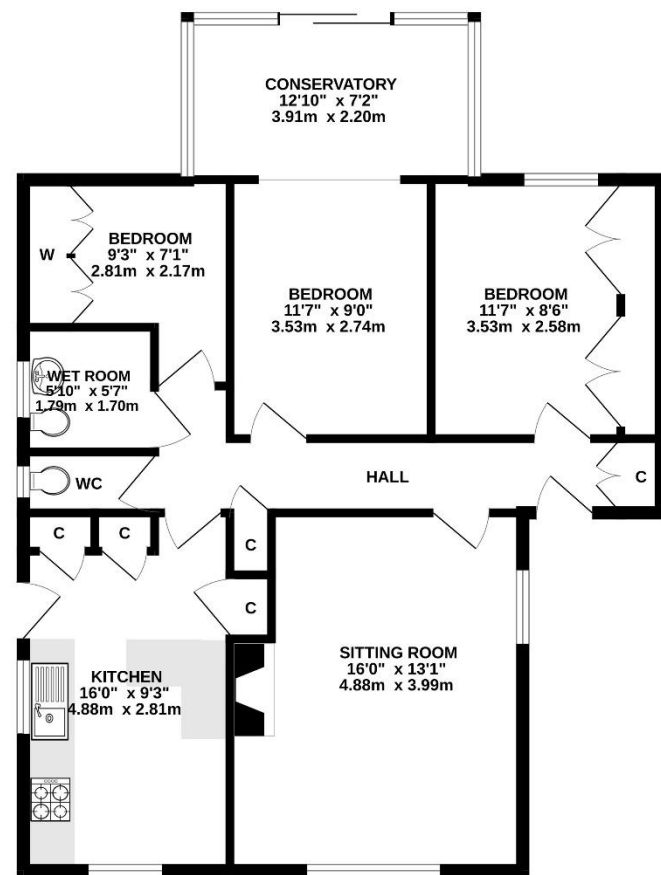


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

St. Walstans Close, Taverham  
OIEO £300,000 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.

- Attractive Linked Detached Bungalow
- Entrance Hallway
- Three Bedrooms
- Kitchen/Breakfast Room
- Lounge

- Conservatory
- Enclosed Rear Garden
- Quiet Cul-de-Sac Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

## Description

We are pleased to market this three bedroom detached bungalow located in Taverham.

Occupying a good position in a quiet cul-de-sac this great property is also situated close to amenities and good transport links.

The accommodation comprises; entrance hallway with two storage cupboards and doors which lead to all principal rooms. The sitting room is generous in size with a window to the side and front aspect and a modern electric fire. The kitchen/dining room is also a good size and is fitted with a range of wall and base units with built in electric oven, two storage cupboards and a door which leads to the side aspect. Two of the bedrooms are fitted with wardrobes and the third bedroom leads into the conservatory with sliding doors opening to the rear garden.

There is also a wet room with two piece suite and a separate WC.

## Outside

Outside to the rear aspect there is a well-stocked garden which is mainly laid to lawn with a separate patio area.

Also offering a timber shed and greenhouse, there is access to the garage via a door to the rear. Outside to the front aspect there is a driveway which provides ample off road parking and gives access to the single garage.

## 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

## Tenure

Freehold

## Directions

From the A1067 Fakenham Road, turn into Baldrick Road and at the junction, turn left onto St Walstans Road and take the second turning on the left into St Walstans Close where the property can be found indicated by our For Sale Board.

