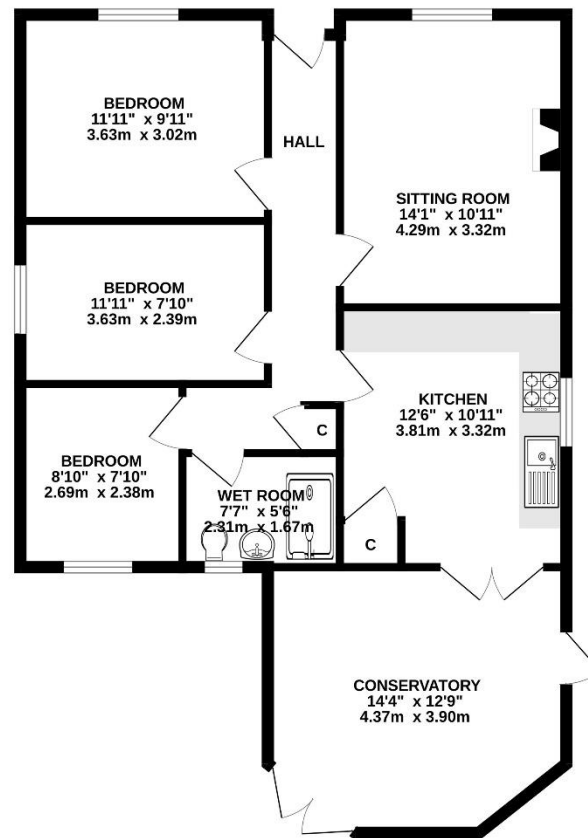


GROUND FLOOR



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 misstatement. 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

Breck Farm Close, Taverham
OIEO £350,000 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 Detached Bungalow
- Hall Entrance
- Three Good Size Bedrooms
- Kitchen/Breakfast Room
- Lounge & Conservatory
- Modern Wet Room
- Private Enclosed Rear Garden
- Garage & Driveway Offering Ample Parking
- Request Taverham Location
- EPC Rating Tbc / Council Tax Band C

Description

An attractive three bedroom detached bungalow located on the popular Breck Farm Close.

Occupying a good plot, this lovely home is located close to all amenities and is offered in good condition throughout.

The property accommodation comprises; entrance hallway with doors which lead to all principal rooms and a storage cupboard. To the front aspect there is a sitting room with feature fireplace. The kitchen/breakfast room is fitted with a range of modern wall and base units with roll top work surfaces above and there is ample space for appliances and French doors which lead to the conservatory. Offering lovely views of the garden to the rear, the conservatory is a good size and offers French doors and a single door to the side aspect.

Furthermore, there are three good sized bedrooms and a modern wet room.

Outside

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

To the rear, there is a private garden which is mainly laid to lawn with a separate patio area and is 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. Solar panels to heat the hot water.

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 Taverham. Turn right into Breck Farm Lane and first right into Breck Farm Close. Turn right again where the property can be found on the right hand side.

