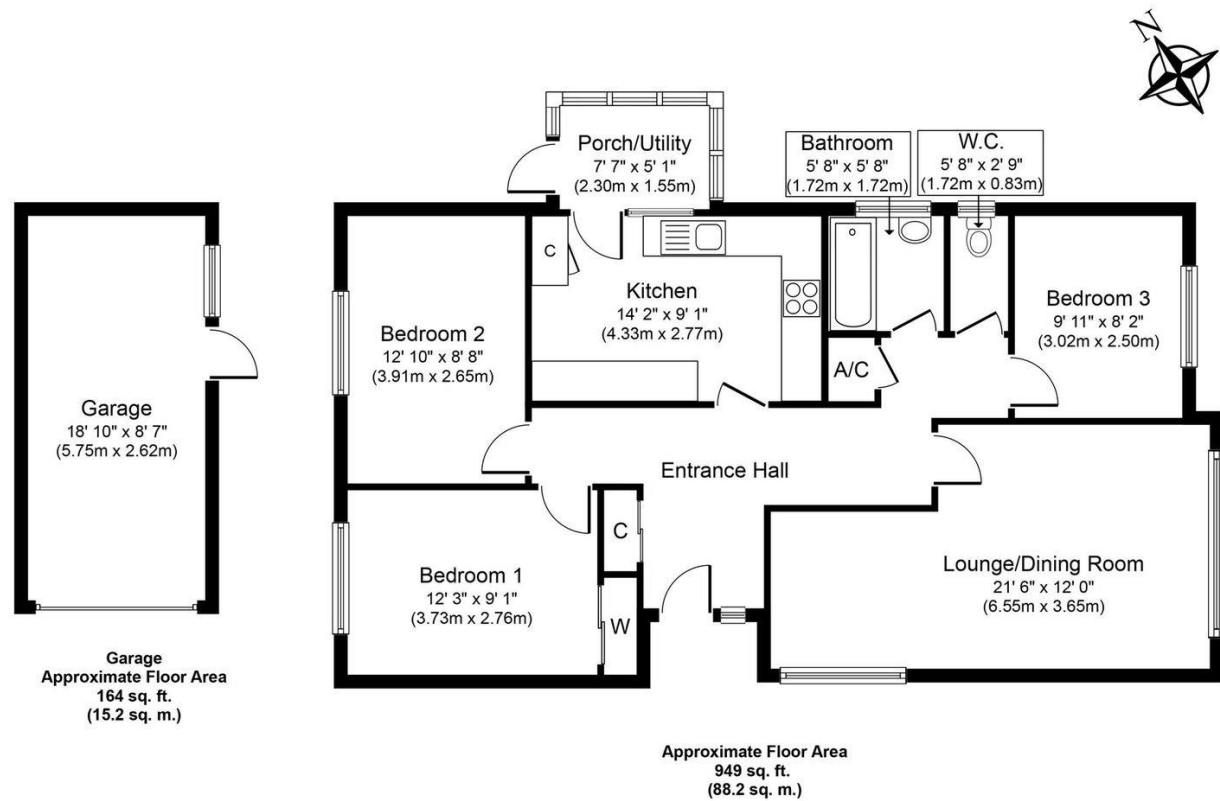


Wood Hill, Taverham  
OIEO £300,000 Freehold



- Detached Bungalow
- Spacious Entrance Hall
- Three Good Size Bedrooms
- Fitted Kitchen
- Porch/Utility Room
- Spacious Lounge/Dining Room
- Family Bathroom & Separate W/c
- Envious Elevated Corner Plot
- Garage & Driveway
- EPC Rating D/Council Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

## Description

Iconic are delighted to bring to the market this three bedroom detached bungalow situated in Taverham.

Occupying a lovely elevated position on the road, this great property is offered in good condition throughout and early viewing is advised. The accommodation comprises; entrance hall with two storage cupboards and doors which lead to all principal rooms. The sitting/dining room is located to the front aspect of the home and measures in excess of 21' with dual aspect windows to the front and side aspect.

The kitchen is fitted with a range of fitted wall and base units with work tops above and offers ample space for appliances, there is also a door to the rear accessing the utility room. Mainly glazed, the utility/porch offers further space for appliances and has a door to the side aspect.

There are three well proportioned bedrooms with the principal bedroom also offering a built in wardrobe. Furthermore, there is a family bathroom offering a two piece suite and there is also a separate WC.

## Outside

The property occupies an enviable corner plot and given it's elevated position it also benefits from a high degree of privacy.

There are a range of mature flower and shrub borders to both the front and side aspect with a paved pathway giving access to the front door.

To the rear there is a private garden which benefits from a further range of mature flower and shrub beds and mature trees, with a further shingled area and patio area which provides seating.

Lastly there is also a generous driveway which provides ample off road parking and gives access to the single garage with up and over door.

## 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

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and follow the road along. Turn right into Penn Road and right into St. Walstans Road and take the second turning into Wood Hill where the property can be found indicated by our For Sale Board.

