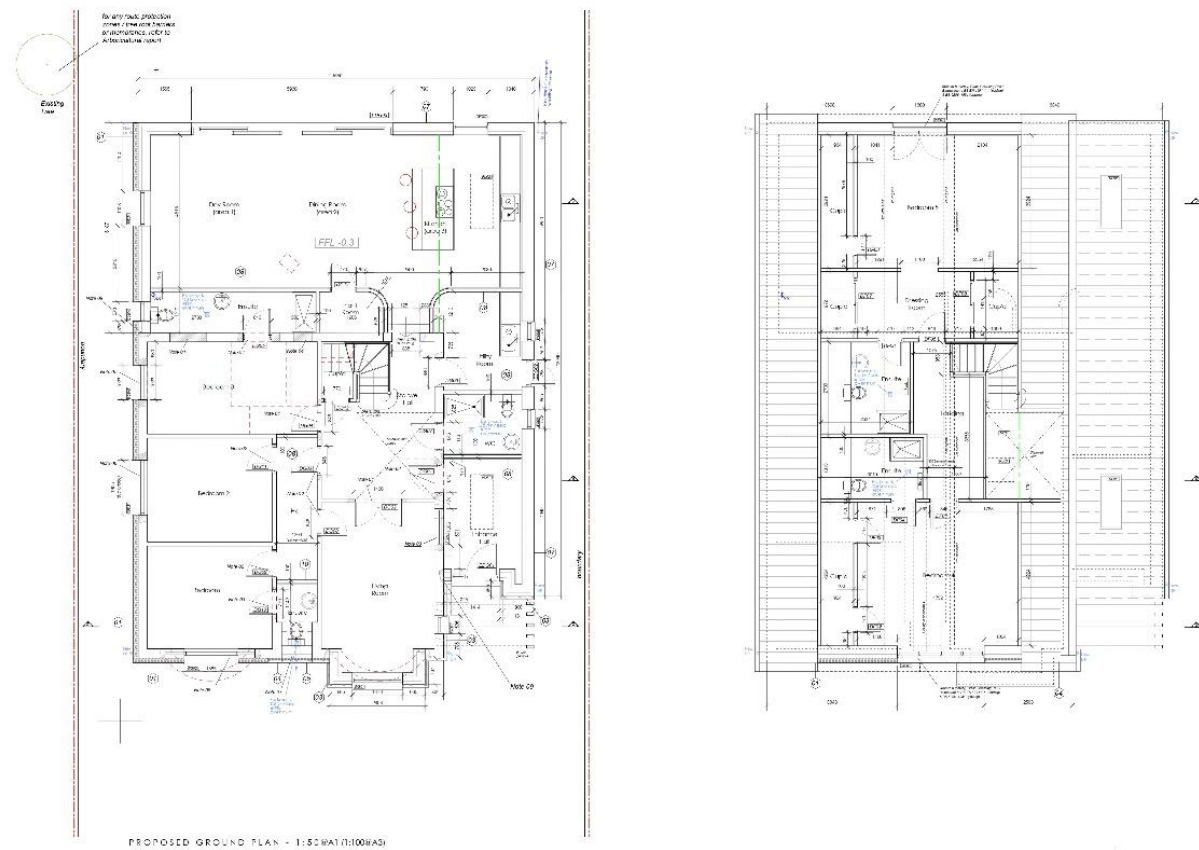




**ICONIC**  
ESTATE AGENTS

Fakenham Road, Taverham  
OIEO £325,000 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.

- Development Opportunity For Five Bedroom Detached Chalet Bungalow
- Full Planning Permission And Foundations In Place For The Ground Floor Extension
- Plans For Two Bedroom Suites With En-Suites, Walk-In Wardrobes, Master With Dressing Room
- Single Garage With Driveway Providing Ample Parking If Required
- Generous Mature Rear Garden All Enclosed By Timber Fencing
- EPC Rating E / Council Tax Band D



## Description

Iconic are delighted to offer this unique opportunity to acquire this detached bungalow situated on a generous plot located on the ever-popular Fakenham Road in Taverham.

With full planning permission to convert an already considerable size home into a 5 bedroom chalet, this represents an exciting opportunity for any would be investor or family looking for further development if wanted.

The current accommodation comprises; sitting room with bay front, kitchen/breakfast room, three bedrooms and a shower room with two piece white suite and a separate WC.

## Outside

Outside to the front aspect there is a generous driveway which provides ample off road parking for multiple cars. Double gates to the side aspect give access to the former driveway which is mainly hardstanding with access to the rear garden and the single garage with side door opening.

The rear garden has foundations/groundworks which have already begun for the extension and renovation to the bungalow. Furthermore, there is a substantial lawned garden perfect for any family and is all enclosed by timber fencing.

Full planning permission details can be found on the Broadland Council website, Planning Reference 20221322. Footings and foundations are already in place. The property is planning extant. No nutrient neutrality restrictions in place. Building works can commence immediately.

## 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, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax D

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. The property can be found on the right hand side indicated by our For Sale Board.

