

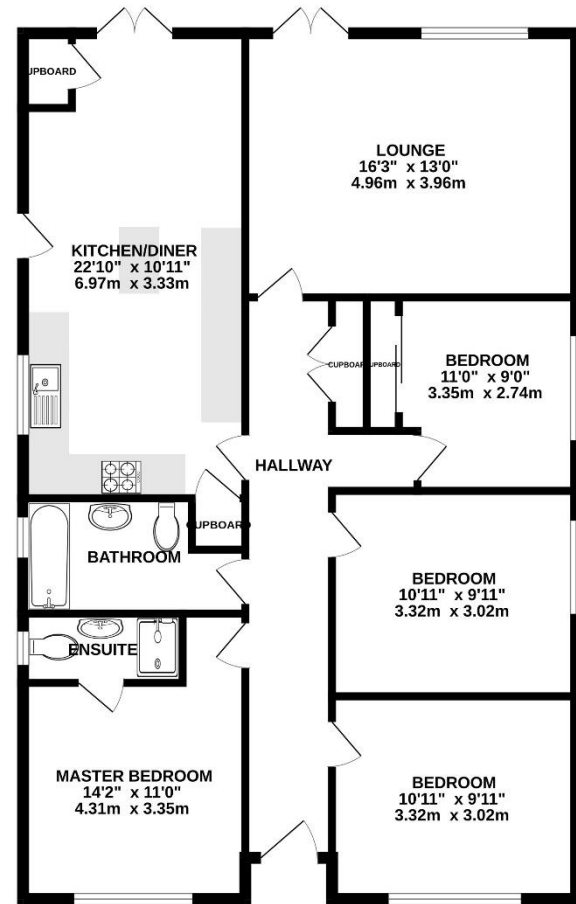


ICONIC
ESTATE AGENTS

Breck Farm Close, Taverham
£400,000 - Freehold



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 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 is given 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.

- Four Bedroom Detached Bungalow
- Popular Central Taverham Location
- Re-Fitted Double Glazing Throughout
- Oversized Garage and Driveway
- Cul-de-sac Position
- 22' Kitchen/Dining Room
- Principle Bedroom with En-Suite
- Early Viewing Advised
- EPC Rating D
- Council Tax Band D

Description

An attractive four bedroom detached bungalow located in the heart of Taverham close to all shops, amenities and good transport links. Offered in great condition throughout this lovely bungalow is also positioned in a quiet cul de sac and early viewing is advised.

The accommodation comprises of a generous entrance hallway which has a double storage cupboard and gives access to all rooms. To the front of the bungalow there are two double bedrooms with the principal bedroom benefitting from an en-suite shower room and fitted wardrobes.

There is also a good sized third bedroom and a dining room/fourth bedroom with fitted storage. The kitchen/dining room measures in excess of 22' and features a range of modern wall and base units with roll top work surfaces over with ample space for appliances. The dining area offers ample space for seating and has doors which access the rear garden.

The sitting room is also located toward the rear of the bungalow and has a feature fireplace and French doors to the rear garden. Furthermore, there is a family bathroom with modern three-piece white suite.

Outside

Outside to the front aspect there is a shingle area which provides additional parking and is alongside the driveway.

The driveway itself has a double timber gate which access the rear garden and the oversized garage. To the rear there is a lovely private garden which benefits from complete privacy and has timber fencing surround along with a separate patio area.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas Central Heating, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

Tenure

Freehold

Directions

As you head West through Taverham along Fakenham Road take the Right hand turning onto Breck Farm Lane. From here take the Right-hand turning onto Breck Farm Close then take a left turning into the cul-de-sac where the property can be found on the left.

