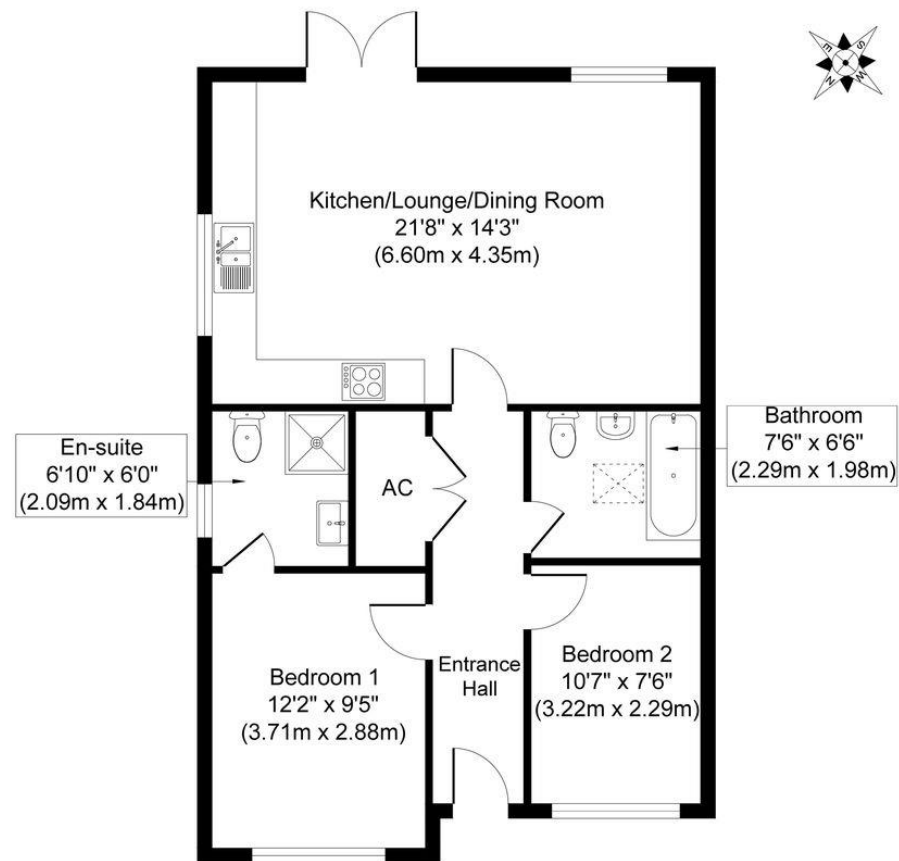


Haverscroft Close, Taverham
£290,000 Freehold



Approximate Floor Area
711 sq. ft
(66.07 sq. m)

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**

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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.

- Modern Semi Detached Bungalow
- Two Bedrooms With Master En-Suite
- Fantastic Open Plan Living/Kitchen Space
- Modern Bathroom Suite
- Enclosed Rear Garden
- Driveway Offering Off Road Parking
- Karndean Flooring & Underfloor Heating
- Air Source Heat Pump
- Secluded Location Close To Local Amenities
- EPC Rating B / Council Tax Band B

Description

Iconic are delighted to market this modern two bedroom semi-detached bungalow situated in the heart of Taverham.

Completed in 2023, this great bungalow has been built to a high standard and occupies a lovely position at the end of a quiet cul de sac. Featuring contemporary additions such as Karndean flooring, hardwood doors, underfloor heating and a Mitsubishi air source heat pump this great home is ready to provide comfortable, energy efficient living.

The accommodation comprises; Inviting entrance hallway with a generous built in storage cupboard, Karndean flooring and doors which lead to all principal rooms. The master bedroom is located to front aspect of the home and benefits from modern a double glazed window to the front aspect and oak door that leads to the shower room. The en-suite shower room is fitted with a three piece white suite comprising of a shower cubicle with rainfall shower, low level WC and a vanity unit with inset hand wash basin and heated mirror. There is also a stainless steel towel radiator and heated mirror. The second bedroom is also located from the hallway and has a double glazed window to the front aspect. The family bathroom has a three piece white suite comprising; bathtub with shower above and fully tiled surround, low level W/C and vanity unit with inset hand wash basin and heated mirror. There are also inset spotlights, a Skylight and towel radiator. To the rear of the home there is a wonderful open plan living/kitchen and entertaining space. Measuring in excess of 21' in width, this fantastic room is perfect for entertaining and features French doors to the rear aspect allowing seamless access to the patio area providing ample space for seating and dining. The kitchen itself is fitted with a range of modern wall and base units with wood effect work tops. There is a range of fitted appliances that include a dishwasher, fridge/freezer and a washing machine. Furthermore, there is an integral electric oven with induction hob and extractor hood above. This wonderful kitchen space has ample space for a dining table and opens into the sitting area with further Karndean flooring and inset spotlights.

Outside

Outside to the front aspect there is a generous driveway which offers ample off road parking and timber access gate to the side aspect. To the rear there is a well proportioned garden which is mainly laid to lawn with a separate patio area. There is also a generous side return which offers ample storage and the entire garden is all enclosed by timber fencing.

Offering truly low maintenance and versatile living this wonderful bungalow is sure to impress so please call Iconic today to arrange your viewing.

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, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the first turning into Thorpe Marriott onto Windsor Chase and turn first left into Haverscroft Close. Follow the road to the end where the property can be found on the right hand side.

