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Taverham Road, Taverham  
OIEO £475,000 Freehold



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.

- Executive Detached Bungalow
- Three Good Size Bedrooms
- En-Suite To Master Bedroom
- Modern Kitchen/Dining Room
- Generous Sitting Room

- Stunning Landscaped Side & Rear Gardens
- Range Of Timber Outbuildings With Storage
- PV Solar Panels
- Immaculate Decorative Order Throughout
- EPC Rating A / Council Tax Band C



## Description

We are thrilled to present this stunning detached bungalow located on the highly desirable Taverham Road. Recently modernised and beautifully decorated to an exceptional standard, this property is a true gem.

The accommodation comprises; inviting entrance hallway with hard wood flooring and doors which lead to all rooms. Located to the front of the home the principal bedroom is generous in size with two windows to the side aspect and a window to the front which enjoys field views. The second bedroom is also a good size and features an en-suite shower room. The modern shower room has a three piece suite with shower cubicle, low level WC and a hand wash basin. The third bedroom is also located to the front aspect which also enjoys field views. The family bathroom also features a three piece suite which comprises; panel bath with shower above and a low level W/C and hand wash basin with vanity unit beneath.

The kitchen/dining room is located at the centre of the home and features a range of contemporary wall and base units with work tops above. There is an inset double ceramic sink with tap above, integral dishwasher and space for a range cooker. Additionally, there is a kitchen island with seating which opens into the dining area. The dining area has ample space for a table and French doors lead to the side garden. The sitting room is well proportioned and measures in excess of 17'. With a feature multi-fuel burner, this wonderful room is flooded with light and has a door to the side aspect as well as French doors which open into the garden at the rear.

The property also benefits from a range of PV roof panels and two 5kw storage batteries.

## Outside

Outside to the rear there is a beautiful landscaped garden which is perfect for entertaining. Mainly laid to lawn, this great space is adorned with mature flower and shrub beds and has a low maintenance shingle area and pathway. The garden extends to the side and again features a lawned garden with shrub borders and a patio area which provides seating. There is also a greenhouse and further raised beds. The gardens also benefit from a range of outbuildings. Firstly, there is a summerhouse/bar area which is perfect for entertaining. With full power and lighting, this could also be used as a great office or home working space. There is also a generous timber summerhouse and workshop space which also has power. Previously part of the garage, there is now a versatile covered area currently used for extra seating and log storage. Featuring an electric garage door on the side, this space can easily be converted back for parking if needed. A separate door provides access to the single garage on the side with further parking on the driveway.

Additionally, there is a brick-built outhouse that includes a low-level W/C and a hand wash basin. To the front aspect there is immaculate lawn garden with a disabled friendly pathway leading to the front door.

## 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 C

