



**Garage**  
Approximate Floor Area  
229 sq. ft  
(21.30 sq. m)

**Approximate Floor Area**  
1,246 sq. ft  
(115.71 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.



Byways, Millers Breck, Taverham  
Guide Price £350,000 - £375,000 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.

- Detached Bungalow On A Corner Plot
- Three Well Sized Bedrooms
- Generous 26ft Lounge
- Separate Dining Room
- Family Bathroom & Shower Room
- Private Rear Garden
- Garage & Driveway With Ample Parking
- Sought After Residential Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D



## Description

Iconic are delighted to present this beautifully extended three-bedroom detached bungalow, ideally located in the heart of Taverham.

Occupying a generous corner plot, this charming property is offered with no onward chain, providing a fantastic opportunity for its next owners.

The accommodation begins with a spacious entrance hallway, granting access to all three bedrooms and the modern shower room. The first two bedrooms are well-sized double rooms, positioned to the front of the property, with the second bedroom featuring two built-in wardrobes. Bedroom three is also a good size and overlooks the private rear garden. The shower room is fitted with a contemporary three-piece suite, including a shower cubicle, hand wash basin with a vanity unit beneath, and a low-level W/C. The room is fully tiled and also benefits from a heated towel radiator. In the heart of the home is the impressive sitting room, which spans over 26 feet in length. This generous space features French doors leading to the rear garden, built-in bookcases, and a door leading into the dining room. A feature fireplace adds warmth and character to the room. The well-proportioned dining room seamlessly flows into the kitchen, creating an open, airy space ideal for family meals and entertaining. The kitchen is fitted with a range of modern wall and base units, a space for a cooker and dishwasher, and an inset stainless steel sink and drainer.

Additional features include a modern wall-mounted boiler, inset spotlights, and windows to both the front and side aspects. Adjacent to the kitchen is the utility room, which provides further space for appliances and includes a second stainless steel sink and drainer. There are also two doors leading to the family bathroom and the rear garden. The family bathroom is equipped with a three-piece suite, including a panel bath with a shower over, low-level WC, and hand wash basin with a vanity unit beneath. An airing cupboard offers additional storage space, and a window provides natural light to the room.

## Outside

Externally, the property offers a brick weave driveway to the front, providing ample parking space for multiple vehicles and access to the garage, which measures over 23 feet in length. The front garden also includes a well-maintained lawn, bordered by mature shrubs and trees, offering privacy and a pleasant outlook. To the rear, the private garden is fully enclosed by timber fencing, offering a peaceful outdoor retreat. The garden is mainly laid to lawn, with a paved seating area for relaxation and a garden shed for additional storage.

## 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

## Directions

Leave Norwich via the Drayton Road and continue onto the Fakenham Road heading towards Taverham. Turn left into Baldric Road, at the junction turn left into St Walstans Road and continue along and turn left into Millers Breck where the property can be found on the left hand side indicated by our For Sale Board.

