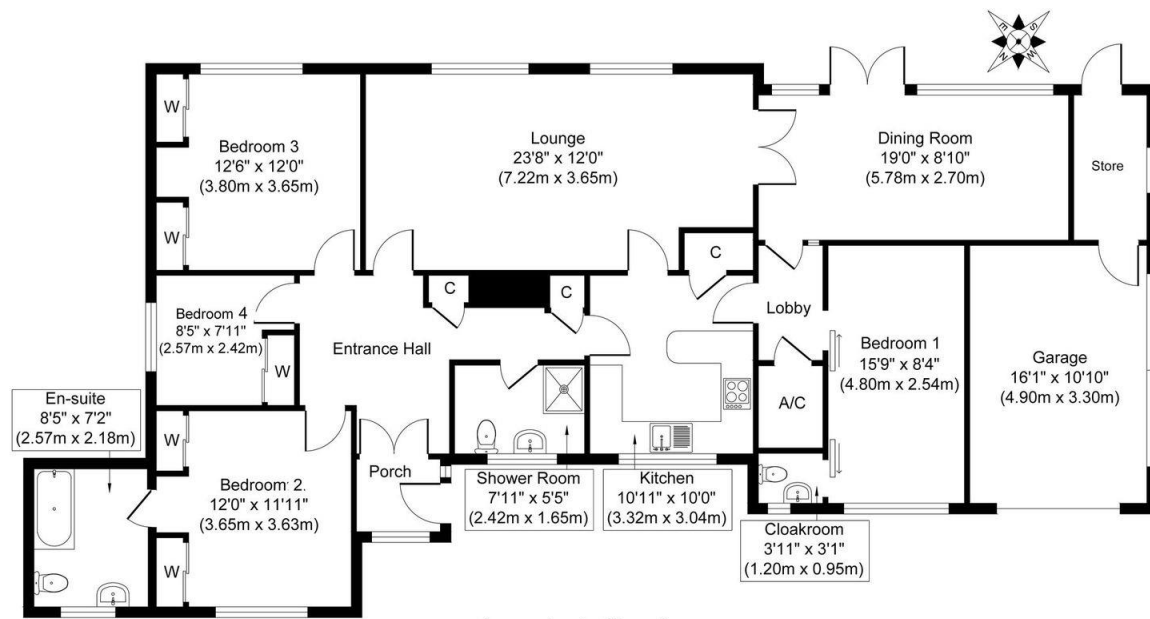


Sandhoe, Beech Avenue, Taverham
Guide Price £450,000 - £475,000 Freehold



Approximate Floor Area
1,424 sq. ft
(132.32 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**

rightmove

zoopla

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

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
- Four Bedrooms With Master En-Suite
- Spacious Sitting & Dining Room
- Modern Kitchen
- Cloakroom & Shower Room

- Beautiful Mature Front & Rear Gardens
- Garage & Driveway
- Sought After Village Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

Charming four-bedroom detached bungalow, ideally located in the heart of Taverham. Set within a generous and mature plot extending to approximately 1/3 of an acre (STMS), this delightful home is offered with no onward chain and is situated with walking distance to shops and Taverham Garden Centre.

The accommodation includes a welcoming entrance porch with doors leading to a spacious inner hallway. The hallway provides access to most of the principal rooms and features two convenient storage cupboards. Bedroom two situated at the front of the property, benefits from built-in wardrobes and an en-suite bathroom which is fitted with a three-piece suite including a panel bath, low-level WC, and hand wash basin. Bedrooms three and four, both accessed from the main hallway, are also equipped with built-in wardrobes. The shower room is fitted with a three-piece suite, including a shower cubicle, low-level WC, and hand wash basin. The generously sized bedroom one, measuring over 15ft, is accessed via an inner lobby and includes a cloakroom with a two-piece suite.

The spacious sitting room, which overlooks the rear garden, offers 23ft of width and features French doors that open into the dining room. The dining room is also a generous size and enjoys garden views, with French doors leading to the rear garden and an additional door to the rear lobby. The rear lobby provides access to bedroom one, the kitchen, and the airing cupboard. The well-equipped kitchen features a range of modern wall and base units with worktops above, along with ample space for appliances. It is further enhanced by a built-in double electric oven, separate hob, and extractor fan.

Outside

Externally, the property is set back from the road and screened by mature shrubs and trees, providing a high level of privacy. The front garden is mainly laid to lawn, with additional flower and shrub borders, and there is an access gate to the side, leading to the rear garden. The driveway offers ample off-road parking and leads to the garage. To the rear, the private, well maintained south east facing mature garden, is primarily laid to lawn and is bordered by mature flowers and shrubs. The garden is mostly enclosed by timber fencing and includes a separate patio area and an outdoor storage shed.

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 and Taverham High 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

