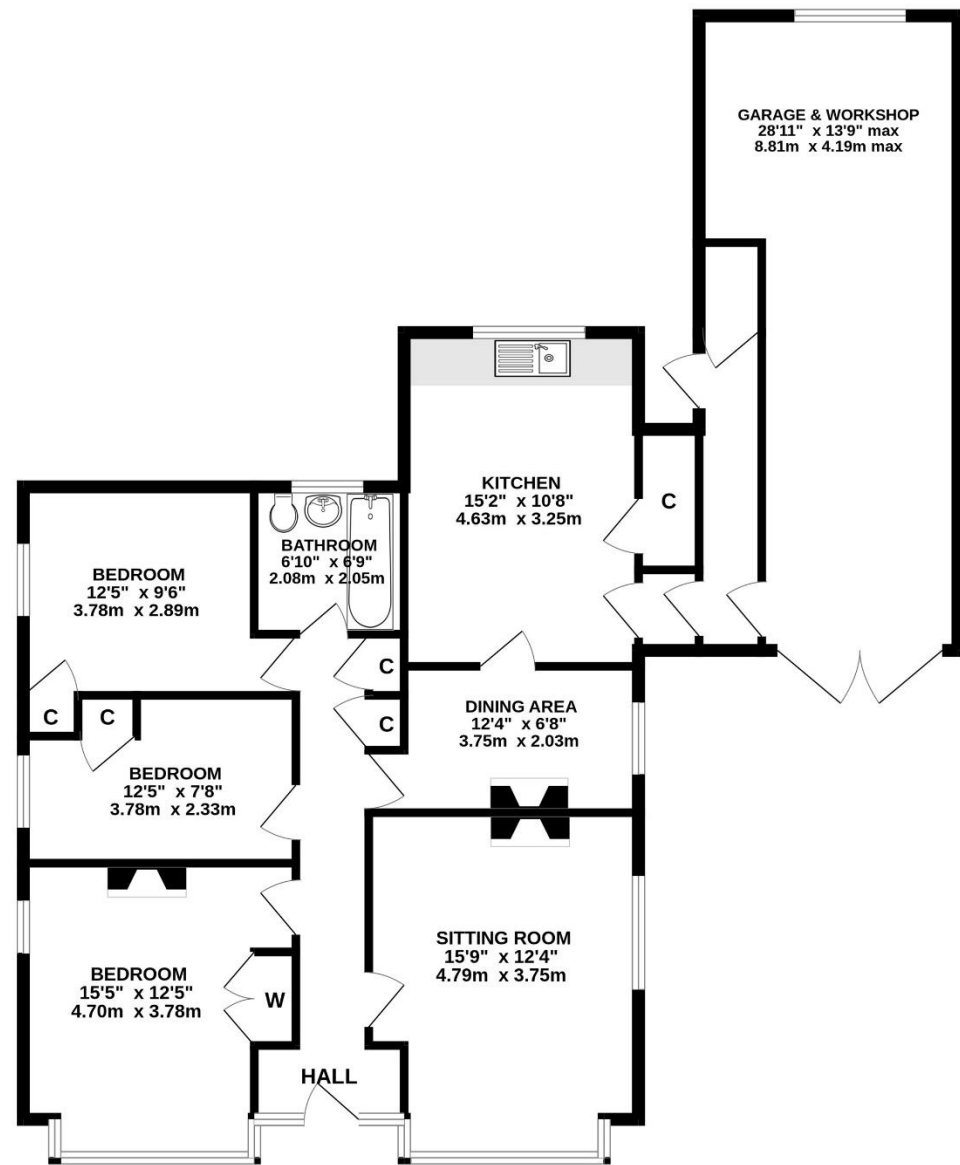


GROUND FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.  
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 as to their operability or efficiency can be given.  
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**ICONIC**  
ESTATE AGENTS

Fakenham Road, Taverham  
£325,000 Freehold



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.

- Double Bay Fronted Bungalow
- Dual Aspect Sitting Room With Fireplace
- Three Bedrooms
- Separate Dining Area With Fireplace
- Three Piece Bathroom Suite
- 28ft Garage & Workshop
- Substantial Mature Gardens
- In Need Of Some TLC
- Offered With No Onward Chain
- EPC Rating E / Council Tax Band D



## Description

A wonderful three-bedroom detached bungalow in Taverham, offering great potential and requiring some TLC.

Set on a generous plot and tucked away from the road, this lovely home comes with the added benefit of no onward chain. Early viewing is highly recommended to fully appreciate its possibilities.

The accommodation includes a welcoming entrance hallway with doors leading to all the main rooms. The spacious sitting room is positioned at the front of the property, featuring a fireplace and an attractive dual-aspect bay window filling the space with natural light. The principal bedroom, also located at the front, boasts a bay window and built-in wardrobe, offering both comfort and storage. The two additional bedrooms are generously sized, each with its own built-in storage cupboard. The family bathroom is located at the rear and is equipped with a three-piece suite, including a panel bath, low-level WC, and hand wash basin. A separate dining area adds to the appeal, with another fireplace and a door leading into the kitchen. The kitchen is a good size, featuring some base units, a pantry cupboard, and a window overlooking the rear garden. A door from the kitchen leads to the rear lobby, where you'll find an additional storage cupboard and access to the garage/workshop and rear garden.

The garage/workshop is an impressive space, measuring over 28 feet in length and equipped with an inspection pit. This versatile area is ideal for a car enthusiast or could be converted into a home gym or office, offering endless possibilities.

To the front of the property, there is a parcel of land adjacent to the bungalow, which could be used for additional parking or as a gardening space.

## Outside

The front garden is low-maintenance, featuring artificial turf and some flower and shrub borders. A shingle driveway provides access to the garage/workshop. To the rear, you'll find an extensive, mature garden enclosed by timber fencing. With a variety of mature trees, this peaceful space would be ideal for families or gardening enthusiasts, offering plenty of room to enjoy the outdoors.

This bungalow provides fantastic potential in a sought-after location—perfect for those looking to put their own stamp on a property.

## 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

