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ICONIC  
ESTATE AGENTS

Taverham Road, Felthorpe  
OIEO £300,000 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.

- Deceptively Spacious Detached Bungalow
- Semi Rural Location
- Three Bedrooms
- Modern Master En-Suite & Shower Rooms
- Modern Kitchen
- Spacious Conservatory With Log Burner
- Enclosed Garden With Patio
- Paddock Views To The Rear
- Ample Parking & Garage
- EPC Rating E / Council Tax Band C

## Description

Iconic estate agents are pleased to offer for sale this well presented detached bungalow in a desirable semi-rural position in the desirable village of Felthorpe which is situated just seven miles from the centre of Norwich.

The property offers spacious and open plan accommodation with the living areas overlooking the rear garden and paddocks beyond.

The internal accommodation comprises; entrance hall with doors leading to the three bedrooms with two being generous doubles and one boasting a modern en-suite shower room. There is also a re-fitted three piece shower room, and a 11ft lounge which is open plan to the 19ft conservatory which overlooks the rear garden. The spacious p-shaped conservatory stretches across the width of the bungalow, bringing together the kitchen and lounge creating a large open plan area with wood burning stove. The modern kitchen offers a range of modern wall and base units with work surface over and is open plan to the conservatory.

## Outside

Outside to the front there is ample parking via a shingled driveway along with access to the attached single garage, while to the rear there is an enclosed garden which is mostly laid to shrubs and wild plants with a small lawn area and large brick weave patio area. The property also benefits from views at the rear that overlook the paddocks behind.

## Location

The village of Felthorpe is easily accessible to both Taverham and Horsford which have a large selection of amenities and there is a bus service in the village, along with a community centre and public house.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Oil Fired Central Heating, Electricity and Broadband are all connected.

## Local Authority

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

## Tenure

Freehold

## Directions

From Reepham Road, turn left into Taverham Road heading towards Felthorpe. Follow the road along where the property can be found on the left hand Side.

