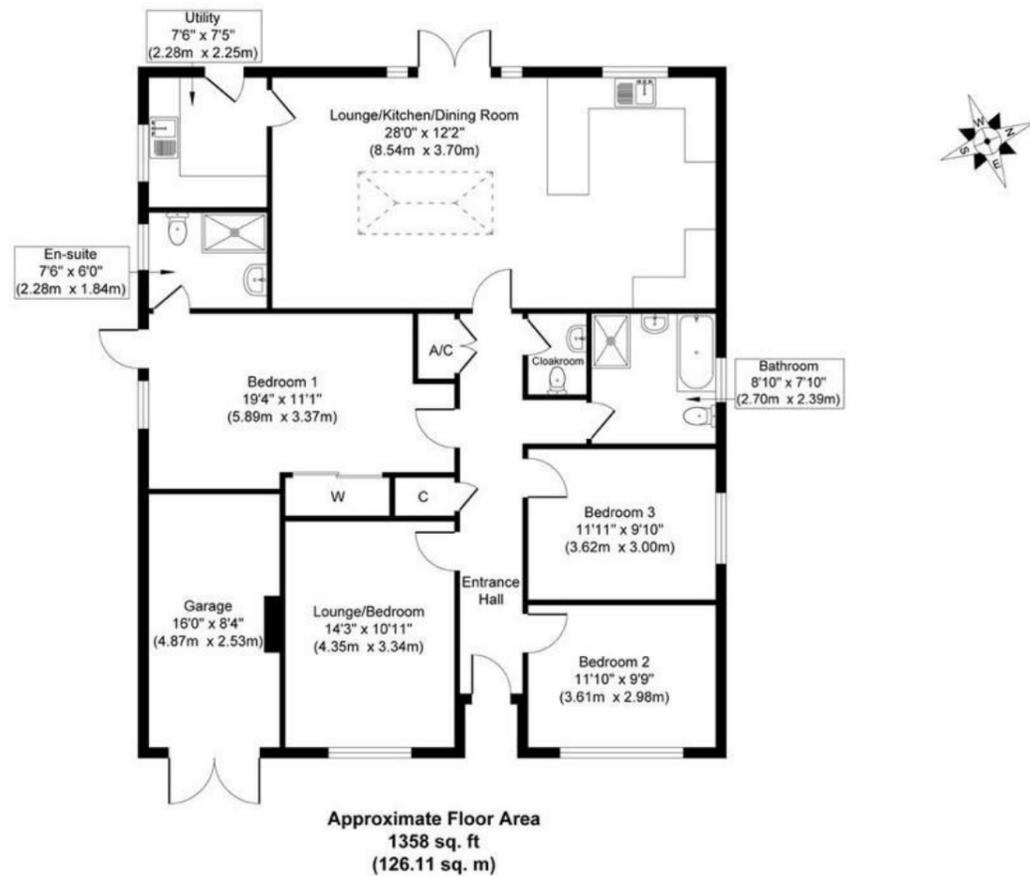


Breck Farm Close, Taverham
OIEO £450,000 Freehold



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**



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.

- Completely Renovated Detached Bungalow
- Four Bedrooms With Master En-Suite
- Stunning Rear Lounge/Kitchen/Dining Room
- Utility Room & Cloakroom
- Re-Fitted Family Bathroom
- Landscaped Front & Rear Gardens
- Single Garage & Ample Driveway
- New Central Heating System
- Sought After Taverham Location
- EPC Rating E / Council Tax Band C

Description

Iconic are pleased to offer this stunning four bedroom detached bungalow located in the heart of Taverham.

Extended and modernised to a high standard throughout, this beautiful home also features a private landscaped garden to the rear and early viewing is essential.

The accommodation comprises; generous entrance hallway with storage cupboard, airing cupboard and doors which lead to the majority of the main rooms. Located from the hallway there is a modern cloakroom with two piece white suite comprising of a low level W/C and a hand wash basin. The principal bedroom has been extended and measure in excess of 19'. The bedroom also features built in wardrobes, a door to the en-suite and door to the side aspect. The en-suite has been re-fitted and features a white three piece suite with double shower cubicle, low level W/C and hand wash basin with vanity unit beneath. To the front of the bungalow there are two further bedrooms with one currently being used as an additional lounge. There is also an additional double bedroom located from the hallway. The family bathroom has also been re-fitted to offer a modern four piece suite with shower cubicle, low level WC, hand wash basin and a panel bath.

To the rear of the property there is a stunning lounge/kitchen/dining room which is over 28' in width. With hard wood flooring, inset spotlights and a feature central lantern this amazing space is perfect for entertaining and enjoying the warm summer evenings. The kitchen itself is fitted with a range of contemporary units with worktops above and a inset ceramic sink/drain. There is also space for a range cooker and an American style fridge freezer. The breakfast bar also offers additional seating options and there are French doors which lead to the rear garden. There is also a door which leads to the utility room to the side aspect. Again, featuring a range of units, the utility offers space for a washing machine and tumble dryer with a composite sink/drain and a door to the rear aspect.

Outside

Outside to the front aspect there is a shingle driveway which provides ample parking and serves as access to the single garage. There is also access to the rear garden via pathways either side of the home. To the rear, there is a landscaped West facing garden.

With a large patio area providing seating, there is a raised lawned area enclosed by a low level retaining wall. There is also a mixture of flower and shrub borders and the garden is fully enclosed by timber fencing. Included within the renovations there is also a brand new central heating system and the property has been re-wired throughout.

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 C

Tenure

Freehold

