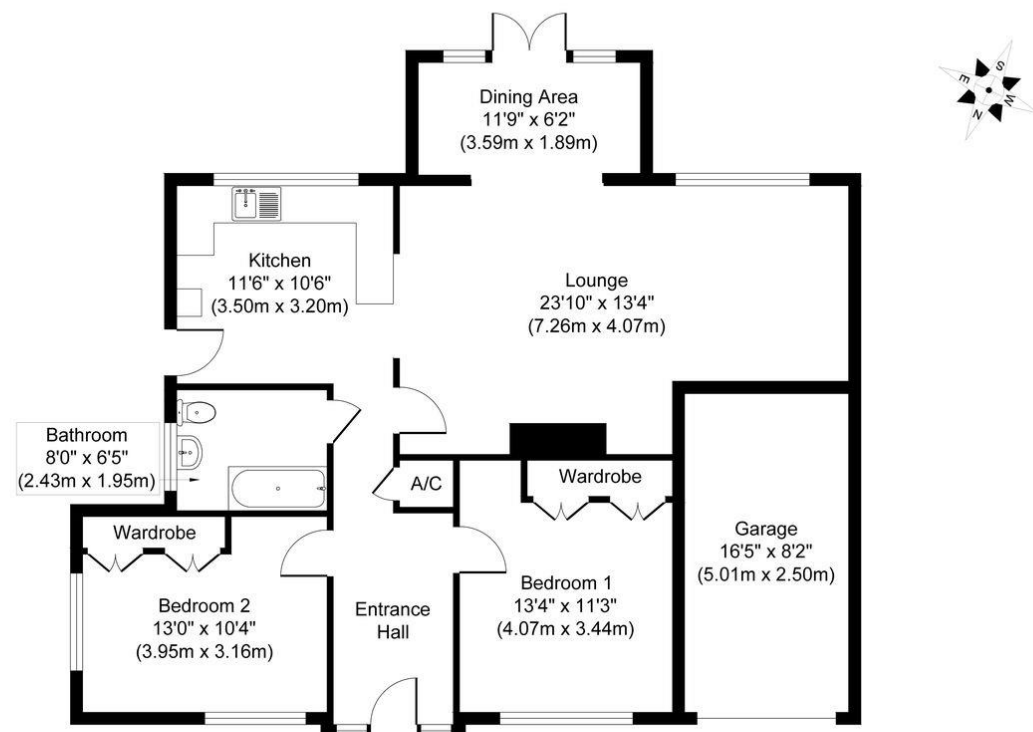


Taverham Road, Drayton  
OIEO £475,000 Freehold



**Approximate Floor Area**  
**963 sq. ft**  
**(89.50 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**

**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.

- Detached Two Bedroom Bungalow
- Stylish Quality Kitchen With Field Views
- Spacious Open Plan Sitting/Dining Room
- Modern Bathroom In A Traditional Style
- Generous South Facing Garden
- Ample Driveway & Garage
- Outbuildings Available Separately
- Newley Installed Upvc Double Glazing
- Stunning Interrupted Field Views To The Rear
- Beautifully Presented Throughout
- Potential For A Third Bedroom
- EPC Rating D / Council Tax Band C



## Description

Iconic are delighted to offer for sale this attractive and thoughtfully updated home, positioned in a sought-after location within easy reach of local amenities and transport links.

Located on the desirable South side of Taverham Road, this beautiful home has been modernised throughout and offers versatile accommodation throughout with early viewing advised.

Boasting generous accommodation and a stunning south-facing rear garden, this property is perfect for those seeking a peaceful yet well-connected village lifestyle. The accommodation comprises; spacious entrance hallway with hardwood flooring that continues throughout much of the property, setting the tone for the stylish interior. Both bedrooms are generously sized double rooms, each featuring built-in wardrobes providing excellent storage. The bathroom has been re-fitted in a timeless traditional style and includes a panelled bath with shower over, low-level W/C, hand wash basin, hardwood flooring, full ceramic tiling, and a heated towel rail. The heart of the home is the impressive open-plan sitting room, which extends to over 23'10" and includes a feature inset wood burner and space for flexible living arrangements. This room seamlessly flows into a light-filled dining area with French doors opening onto the rear garden, offering exceptional countryside views. There is also potential to reconfigure part of this space to create a third bedroom, if desired. The kitchen has been stylishly appointed with a range of quality wall and base units, complemented by worktops and an inset composite sink/drain. There is space for a range cooker with extractor hood above and additional appliance provision for a fridge, freezer, and washing machine.

A door leads to the side access and a large rear-facing window provides lovely views of the garden and open fields beyond.

## Outside

Externally, the property is set back from the road behind mature planting, with a generous brick weaved driveway providing ample off-road parking and access to the garage with up-and-over door. The beautifully landscaped south-facing rear garden is mainly laid to shingle, interspersed with flower and shrub borders and mature trees. A range of timber outbuildings are also located within the garden and may be available by separate negotiation. Additional benefits include newly fitted uPVC double glazing throughout.

## Location

Taverham is situated six miles to the North/West 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

