



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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Lloyd Road, Taverham
£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.

- Immaculately Presented Bungalow
- Two Double Bedrooms
- Luxury Kitchen/Diner
- Conservatory
- Lounge With Woodburning Stove
- Four Piece Family Bathroom Suite
- Sunny Enclosed Garden
- Garage & Ample Parking
- Sought After Cul-de-Sac Location
- EPC Rating D / Council Tax Band C

Description

Iconic Estate Agents are delighted to present this recently renovated semi-detached bungalow, tucked away in a desirable cul-de-sac in Taverham.

The property has been extensively updated and now offers stylish, modern accommodation comprising: entrance porch and hallway with underfloor heating, two generous double bedrooms with fitted wardrobes – the master further benefiting from air conditioning, a Velux window, and French doors opening into the conservatory. The spacious lounge features a large front-facing window and a wood-burning stove, while the contemporary four-piece family bathroom has been re-fitted to a high standard, and boasts a standalone bath, shower cubicle, hand basin and w/c.

The impressive kitchen/diner boasts a range of wall and base units with work surfaces over, integrated Bosch appliances, a breakfast bar, and ample room for a dining table. The conservatory, accessed from one of the bedrooms, overlooks the sunny rear garden.

Outside

Externally, the property enjoys a shingled driveway providing ample off-road parking and access to a detached garage. The rear garden is fully enclosed with panel fencing, offering a generous patio, lawn, and a high level of privacy.

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

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Lloyd Road and take the first left continuing on Lloyd Road. Turn right where the property can be found on the right hand side.

