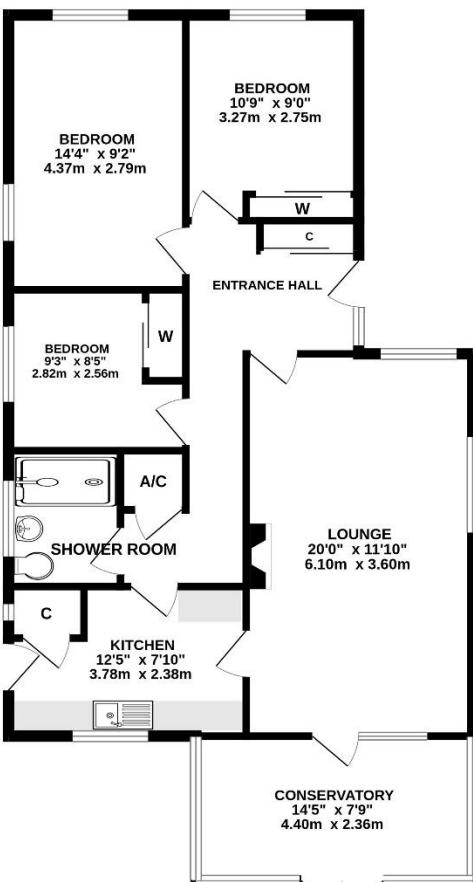


GROUND FLOOR



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.



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.



ICONIC
ESTATE AGENTS

Laburnum Avenue, Taverham
Guide Price £300,000 - £325,000 Freehold



- Well Presented Detached Bungalow
- Three Generous Bedrooms
- Modern Kitchen
- Spacious Sitting Room With Fireplace
- Bright & Airy Conservatory
- Modern Shower Room
- Generous South/West Facing Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to present this well-presented three-bedroom detached bungalow in the sought-after area of Taverham, offered with no onward chain.

Ideally situated on a popular road close to local amenities, this well maintained home offers comfortable and spacious living accommodation with a delightful private garden to the rear.

The welcoming entrance hallway provides access to all principal rooms and includes a useful storage cupboard and airing cupboard. The generous sitting room has a feature fireplace and leads seamlessly into a bright conservatory with laminate flooring and French doors opening onto the rear garden. The kitchen, positioned at the rear of the property, is fitted with a range of units offering ample storage and workspace, with room for appliances, a convenient pantry, and a side access door.

All three bedrooms are well-proportioned and benefit from built-in wardrobes, while the modern shower room is finished with a contemporary three-piece white suite.

Outside

Outside, the property enjoys a neatly lawned front garden with a driveway offering ample off-road parking and access to a single garage. The private south-facing rear garden is fully enclosed by timber fencing and mature shrub borders, mainly laid to lawn with a patio area ideal for outdoor seating and a shingled side return.

This attractive bungalow combines practicality, comfort, and a peaceful setting, making it an excellent opportunity for those seeking a well-cared-for home in a desirable location.

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

Agents Notes:

Probate has been applied for.

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Sandy Lane and take the third turning right into Laburnum Avenue where the property can be found indicated by our For Sale Board.

