



While every attempt has been made to ensure the accuracy of the floorplan, the dimensions of rooms, external areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide only for any prospective purchaser. The purchaser, agent and agent's agent shall not be liable for any error or omission. Made with MyPlan 10/20/21



Breck Farm Lane, Taverham £325,000 Freehold



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.

- Extended Detached Bungalow
- Two Double Bedrooms
- 18ft Kitchen/Diner
- 26ft Spacious Lounge/Diner
- Garden Room
- Modern Shower Room & Separate W/c
- Mature Enclosed Rear Garden
- Garage With Electric Door & Ample Parking
- Sought After Taverham Location
- EPC Rating D / Council Tax Band D

Description

Positioned in one of Taverham's most sought-after locations, this extended and improved two-double-bedroom detached bungalow is offered with no onward chain and provides spacious, versatile living accommodation throughout.

The accommodation comprises an entrance hall, two well-proportioned bedrooms, a modern shower room, and a generous 26ft lounge featuring a front-facing bay window that floods the room with natural light.

The property boasts an impressive 18ft extended kitchen/diner, perfect for entertaining, along with a 16ft garden room complete with a separate cloakroom.

Outside

Outside, the bungalow offers off-road parking to the front with access to the attached garage, as well as a low-maintenance front garden. To the rear, you will find a mature, fully enclosed garden featuring a patio seating area, summer house, gated side access, and an attractive selection of lawn, shrubs, and planted borders.

Location

The property is conveniently situated within easy reach of local shops, amenities, and public transport links, making it an ideal purchase for those seeking single-storey living in a prime Taverham 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 are all connected.

Local Authority

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

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn right into Breck Farm Close where the property can be found on the right hand side.

