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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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Breck Farm Lane, Taverham
OIEO £500,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham
Norwich

01603 261104
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.

- Spacious Detached Family Home
- Four Bedrooms With Principle En-Suite
- Fitted Kitchen Plus Utility Room
- Lounge, Dining Room & Study
- Conservatory
- Family Shower Room & Downstairs Cloakroom
- Sunny South Facing Rear Garden
- Solar Panels & Air Source Heat Pump
- Double Garage & Driveway
- EPC Rating B / Council Tax Band E

Description

Situated in a sought-after cul-de-sac position in Taverham, this well-presented detached family home offers generous and versatile accommodation, perfectly suited to modern family living.

The property is approached via a welcoming entrance hall which sets the tone for the space on offer. The ground floor provides a well-balanced layout including a spacious lounge, separate study — ideal for home working — a separate dining room for formal meals and entertaining, a kitchen fitted with a range of units and complemented by a separate utility room for added practicality. To the rear, a conservatory provides an additional reception area, enjoying views over the garden and creating a bright and relaxing space to unwind.

Upstairs, the property continues to impress with four well-proportioned bedrooms accessed from the landing. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a family bathroom, making the layout ideal for growing families or visiting guests.

Outside

Externally, the home enjoys a beautifully maintained, enclosed south facing sunny rear garden offering a safe and private space for children, pets, and outdoor entertaining. To the front, a further enclosed garden adds to the property's kerb appeal.

A detached double garage and driveway parking provide ample space for vehicles and storage.

The property also benefits from modern energy-efficient features, including solar panels and an air source heat pump, helping to reduce running costs and environmental impact.

Location

Taverham is a popular and well-connected suburb, offering a range of local amenities, reputable schools, and convenient access to Norwich and surrounding areas. Early viewing is highly recommended to fully appreciate the space, setting, and quality this family home has to offer.

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 E

Tenure

Freehold

Directions

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

