

FREEHOLD



Bungalow - Detached

43 ST. EDMUNDS RISE, TAVERHAM, NR8 6PA

Offers In Excess Of

£300,000

FEATURES

- Detached Bungalow
- Lounge
- Refitted Bathroom
- Garage & Driveway
- Two Bedrooms
- Kitchen
- Enclosed Gardens
- Double Glazed Throughout



2 Bedroom Bungalow - Detached located in Taverham

Located in the charming area of St. Edmunds Rise, Taverham, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

This bungalow has been thoughtfully maintained and features a refitted bathroom that adds a modern touch to the home. The well-proportioned Lounge provides a warm and welcoming space for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease.

The property is complemented by a single garage and a driveway, providing ample parking space for residents and guests alike. The enclosed private rear garden is a true highlight, offering a serene outdoor space where you can unwind, garden, or host summer barbecues in complete privacy.

With its convenient location in Taverham, you will find yourself within easy reach of local amenities, schools, and transport links, making this bungalow not only a comfortable

home but also a practical choice for everyday living. This property presents a wonderful opportunity to embrace a tranquil lifestyle in a sought-after area. Do not miss the chance to make this charming bungalow your own.

Entrance Hall

With front entrance door, loft access, radiator and doors leading to all rooms.

Lounge

17'5" x 12'0"

With double doors leading out to the garden and windows each side, radiator and feature fireplace.

Kitchen

12'9" x 7'4"

Fitted with a range of wall, base and drawer units with work surface over, one and a half sink drainer, space for oven, space and plumbing for washing machine, space for fridge, pantry storage cupboard, storage cupboard, window to the rear aspect and door leading out to the rear garden.

Bedroom 1

13'9" x 9'11"

With double glazed window to the front aspect and radiator.

Bedroom 2

11'11" x 8'0"

With double glazed window to the front aspect and radiator.

Bathroom

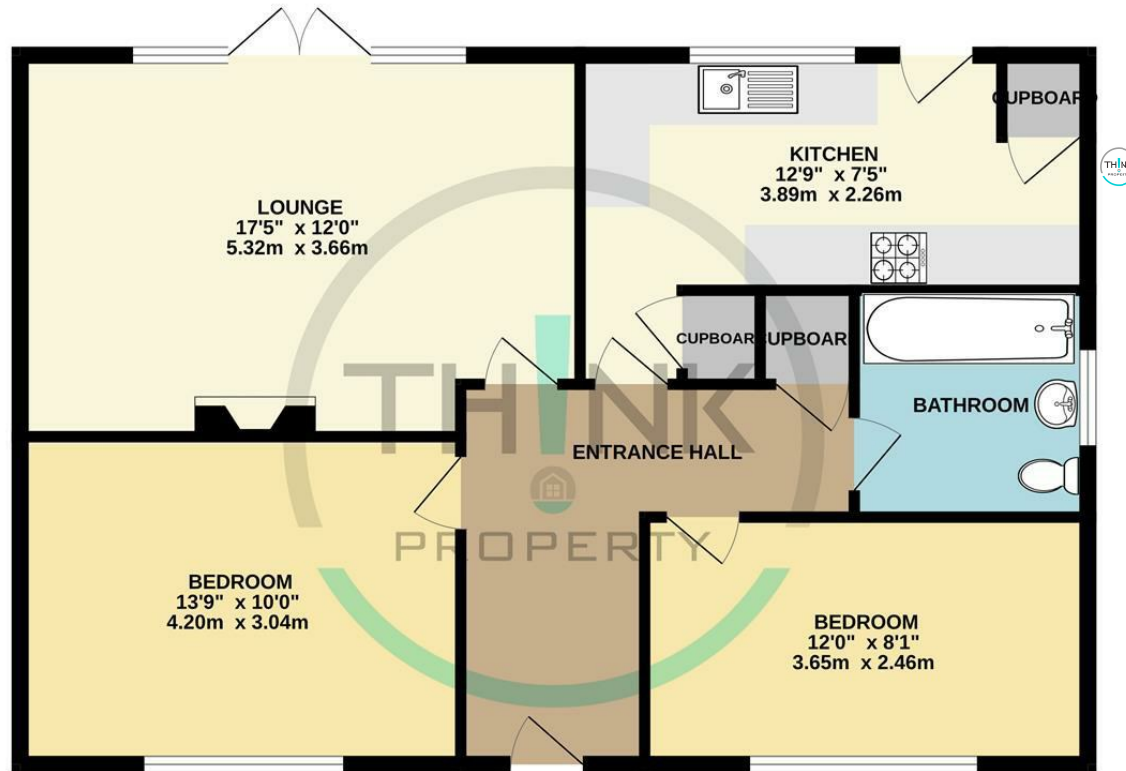
Refitted with a three piece suite comprising of panelled bath with shower over, wash basin, low level w.c, tiled splashbacks, heated towel rail and double glazed window to the side aspect.

Outside

The property is approached by a driveway providing off road parking and leading to the single garage with up and over door, power and light. The front garden is mainly laid to lawn with a paved path leading to the front entrance door. To the rear the garden features a paved patio area closest to the property then steps down to the remainder which is laid to lawn and features a wide variety of plants and shrubs. There is also an outside tap and side access gate.



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.
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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

