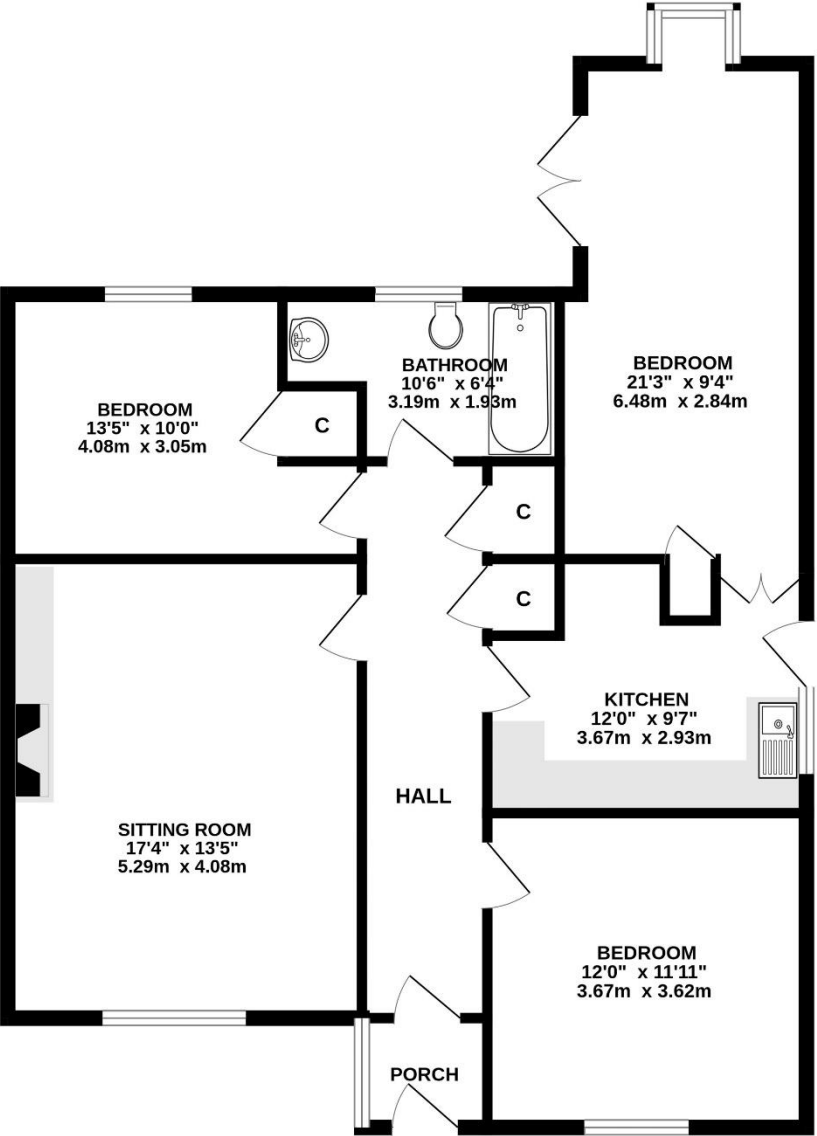


GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.
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 not 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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St. Walstans Close, Taverham
OIEO £300,000 Freehold



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

Taverham **01603 261104** **rightmove** **zoopla** **onTheMarket** **THE GUILD PROPERTY PROFESSIONALS**
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.

- Detached Bungalow
- Three Bedrooms
- Extended Rear Bedroom
- Fitted Kitchen
- Spacious Sitting Room With Fireplace
- Family Bathroom
- Mature Rear Enclosed Garden
- Garage & Off Road Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

An attractive three-bedroom detached bungalow set within a quiet cul-de-sac.

This well-positioned home is conveniently located close to a range of local amenities and is offered to the market with no onward chain.

The property features an entrance porch leading into a central inner hallway which provides access to all rooms. The spacious sitting room enjoys a large front-aspect window and a feature fireplace, creating a bright and welcoming living space. The kitchen is fitted with a range of wall and base units, roll-top work surfaces and an integrated sink with drainer. It offers a practical layout, with a door to the hallway and double doors opening into the extended rear bedroom. The extended bedroom measures over 20 feet and includes French doors that open directly onto the private rear garden. This versatile room could alternatively serve as an additional reception room and could have hallway access reinstated if desired.

There are two further well-proportioned bedrooms, along with a family bathroom fitted with a three-piece suite

Outside

Externally, the front of the property benefits from a mature garden and driveway leading to a single garage. The rear garden is mainly laid to lawn and bordered by mature planting.

A raised patio area provides an ideal space for outdoor seating and can be accessed via the French doors from the extended bedroom and from the side of the property.

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 C

Tenure

Freehold

Directions

Leave Norwich via the Dereham Road and continue onto Fakenham Road heading towards Taverham. Turn left into Baldrick Road and at the junction turn left onto St. Walstans Road and right into St. Walstans Close where the property can be found indicated by our For Sale Board.

