



49 Lloyd Road, Taverham, Norwich, NR8 6LN

Guide Price £400,000 - £425,000 *Freehold*

Situated within a highly sought-after residential area of Taverham, this extended and beautifully updated three-bedroom detached bungalow offers spacious, versatile and contemporary single-level living, ideal for families and downsizers alike.



#### KEY FEATURES

- Guide Price £400,000 - £425,000
- 3 Bedroom Detached Bungalow
- Entrance Hall & Utility/WC
- 29ft L-Shaped Lounge/Diner
- Modern Kitchen With Integrated Appliances
- Well-Kept & Private Rear Garden



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The property has been thoughtfully improved by the current owners, creating a wonderful balance of open-plan living and well-proportioned bedrooms. The bungalow is entered via a welcoming hallway providing ample storage and access to all areas of this special home. The accommodation on offer includes three well-proportioned bedrooms, a modern three-piece family bathroom and a handy utility/WC. The heart of the home is the open/plan and incredibly social living space, comprising an impressive 29ft L-Shaped lounge/diner and modern fitted kitchen with integrated appliances.

Externally, the property boasts off-road parking to a generous private drive and gated access into the rear garden. The garden itself is a healthy mix of well-kept lawn and a beautiful Indian sandstone patio. This private space creates a fantastic setting for families and those that like to entertain in the warmer months. The property also benefits from double glazing & gas central heating.





## MATERIAL INFO

### AGENTS NOTES

**Tenure - Freehold**

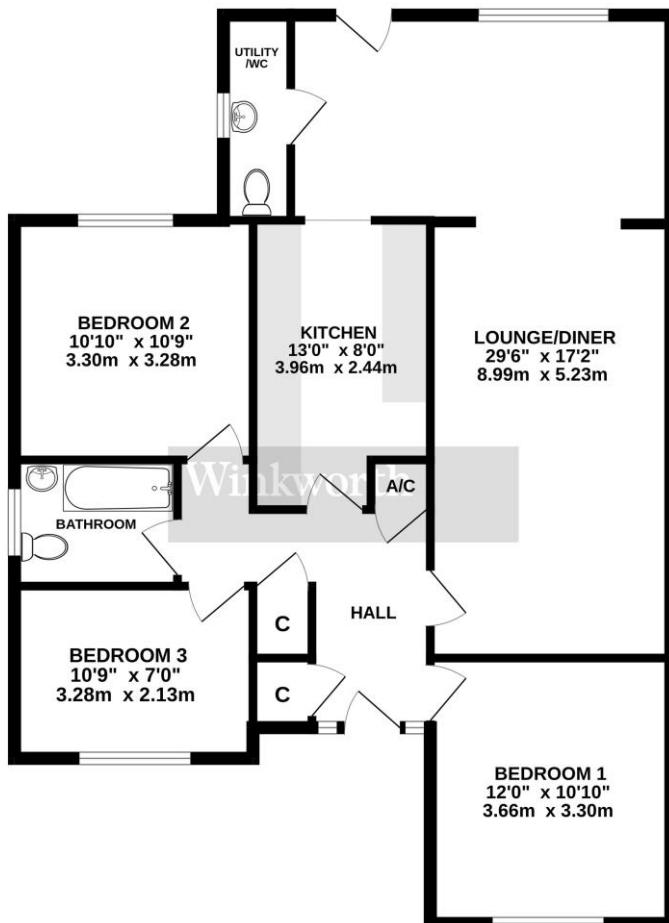
**Council Tax Band - D**

**Local Authority - Broadland**

**We have been advised that the property is connected to mains water, electricity and gas.**

**EPC rating: D**

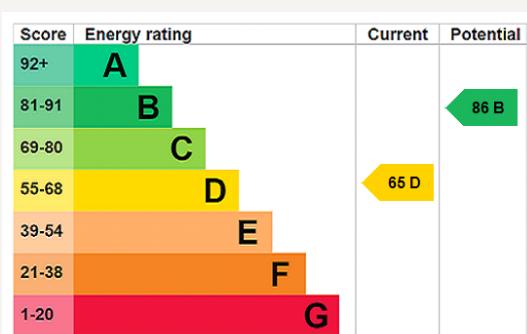
GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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 be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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