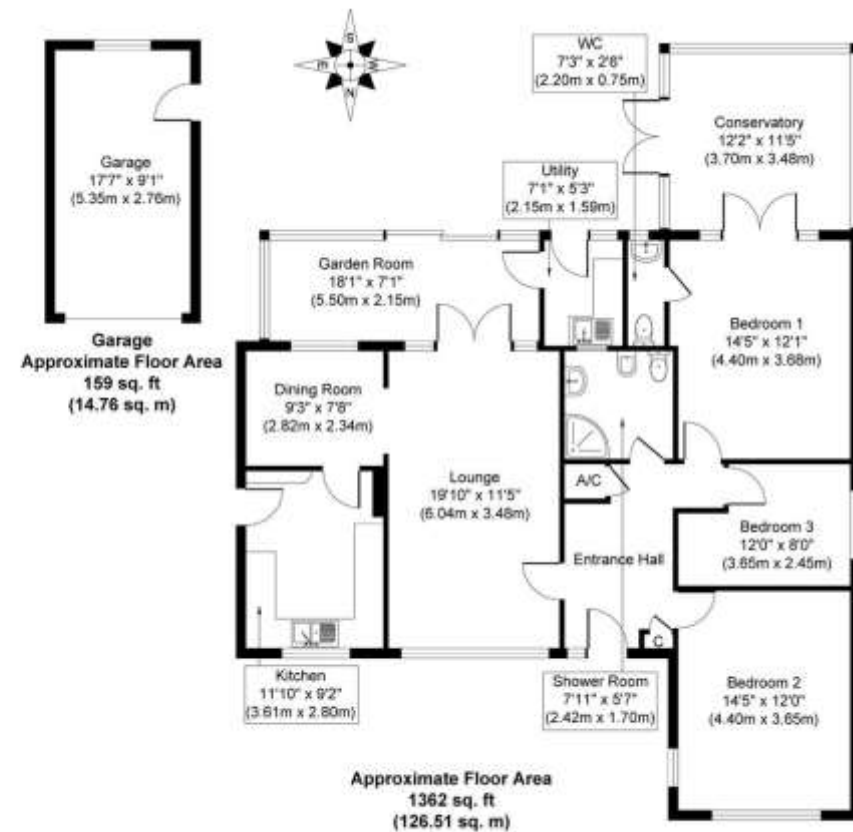


Fakenham Road, Taverham
£450,000 Freehold



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

Taverham **01603 261104**
Norwich **01603 740044**

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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.

- Attractive Detached Bungalow
- Gardeners Paradise With Established Planting
- Three Bedrooms
- Modern Kitchen With Integrated Appliances
- Spacious 19ft Sitting Room With Fireplace
- Separate Dining Room
- Utility, Garden Room & Conservatory
- Four Piece Family Bathroom Suite
- Extensive Driveway With Caravan Base
- Detached Garage
- Stunning Garden Approaching 300ft (Stms)
- EPC Rating Tbc / Council Tax Band D

Description

A GARDENER'S PARADISE – MATURE REAR GARDENS APPROACHING 300FT (STMS)

Iconic are delighted to bring to the market this attractive detached bungalow, occupying a generous plot with truly outstanding mature gardens extending to approximately 300ft (STMS). Lovingly cultivated and meticulously maintained over many years, the spectacular rear garden is undoubtedly the heart of this home, offering an increasingly rare opportunity to own a beautiful outdoor sanctuary bursting with colour, character and wildlife.

The accommodation begins with an inviting entrance hallway featuring both an airing cupboard and additional storage cupboard, with doors leading to the majority of the principal rooms. The sitting room is an impressive reception space measuring in excess of 19ft, complete with an attractive feature fireplace that creates a warm and welcoming focal point. An open archway leads through to the dining room, providing a versatile space that could equally be utilised as a home office or playroom. French doors open into the delightful garden room, where large sliding doors perfectly frame the stunning rear gardens and flood the room with natural light, making it an ideal place to relax throughout the year. A useful utility room is accessed from the garden room and is fitted with a range of storage units, an inset sink and drainer, and a door providing access to the rear garden. The kitchen is fitted with a modern range of wall and base units with work surfaces over, incorporating an integral fridge/freezer and dishwasher, a double eye-level electric oven and a separate gas hob. Inset spotlights complete the room, while a side door provides convenient external access.

The principal bedroom enjoys a peaceful position overlooking the rear garden and benefits from an en-suite cloakroom comprising a low-level WC and hand wash basin. French doors open directly into the conservatory, creating another wonderful space to appreciate the beautiful surroundings, with further French doors leading onto the patio. Bedrooms two and three are both well-proportioned, while the family bathroom is fitted with a four-piece suite comprising; bath, shower cubicle, vanity wash basin, bidet and low-level WC, complemented by tiled flooring and inset spotlights.

Outside

To the front of the property, a substantial driveway provides ample off-road parking including separate caravan base and continues along the side of the bungalow to the garage. The front garden is laid mainly to lawn with established trees and mature hedging, providing an attractive approach and excellent privacy from the road. The rear garden is simply exceptional and sets this home apart from many others currently available. Extending to approximately 300ft (STMS), it has been thoughtfully designed and lovingly nurtured by the current owners to create a breathtaking landscape that changes beautifully throughout the seasons. Meandering pathways lead through an abundance of mature flower beds, established shrubs and specimen trees, including elegant silver birches, while dedicated fruit cages and productive fruit trees offer both beauty and practicality.

The garden also features a charming wild garden, creating a haven for birds, butterflies and other wildlife, alongside numerous secluded seating areas where you can enjoy the peace and tranquillity of the surroundings. Whether you are an enthusiastic gardener looking for your next project, a family wanting an incredible outdoor space to enjoy, or simply someone who appreciates nature and privacy, this remarkable garden offers an enviable lifestyle that is seldom found. Properties with gardens of this size, maturity and quality rarely become available, making this a truly unique opportunity to acquire a home where the outdoor space is every bit as impressive as the accommodation itself.

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 D

