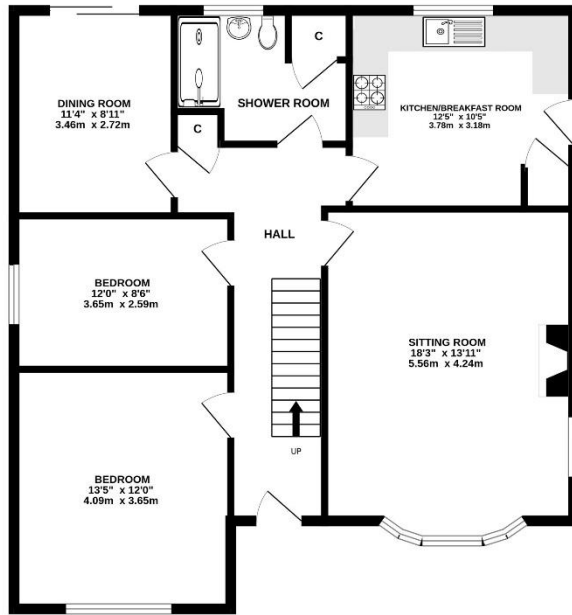




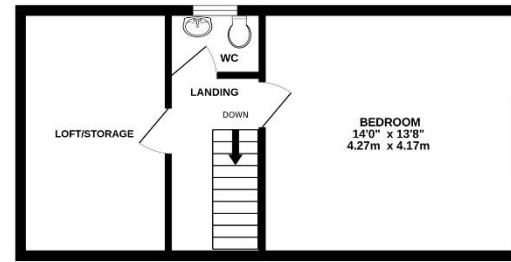
**ICONIC**  
ESTATE AGENTS

Penn Road, Taverham  
OIEO £350,000 Freehold

GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.3 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



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

Taverham **01603 261104**  
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.

- Well Presented Detached Chalet
- Three Bedrooms
- Kitchen/Breakfast Room
- Spacious Dual Aspect Sitting Room
- Dining Room/ Bedroom Four
- Ground Floor Shower Room & Upstairs W/c
- Sunny Enclosed Rear Garden
- Garage & Driveway Offering Off Road Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

## Description

Attractive Three-Bedroom Detached Chalet in Taverham.

Located in a desirable position close to local amenities and regular bus routes, this well-presented three-bedroom detached chalet offers spacious and versatile accommodation, and is being sold with no onward chain.

The property is in excellent decorative order throughout and features a welcoming entrance hallway with stairs rising to the first floor and doors leading to all principal rooms. The generous sitting room enjoys a dual aspect with a bay window to the front and a feature fireplace, creating a bright and comfortable living space. To the rear, the kitchen/breakfast room is fitted with a range of wall and base units with roll-top work surfaces, offering ample storage and space for appliances. There is also a useful pantry cupboard, a side access door, and a window overlooking the attractive rear garden. The ground floor further comprises two well-proportioned bedrooms, a separate dining room with sliding doors opening to the garden (which could alternatively serve as a fourth bedroom), and a modern shower room fitted with a three-piece suite including a shower cubicle, low-level WC, and hand wash basin.

Upstairs, the first-floor landing provides access to a separate WC, the spacious master bedroom, and a useful loft storage area.

## Outside

Outside, the property is set back from the road with a neatly maintained front garden and a driveway providing ample off-road parking, leading to a single garage. The rear garden is private, enclosed by timber fencing, and mainly laid to lawn with mature borders, perfect for outdoor relaxation or entertaining.

This lovely home offers comfortable, flexible living in a sought-after location and is ready to move straight into.

## 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 D

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and once into the village of Drayton, take the left fork onto Taverham Road. Follow the road along and turn left into Penn Road where the property can be found indicated by our For Sale Board.

