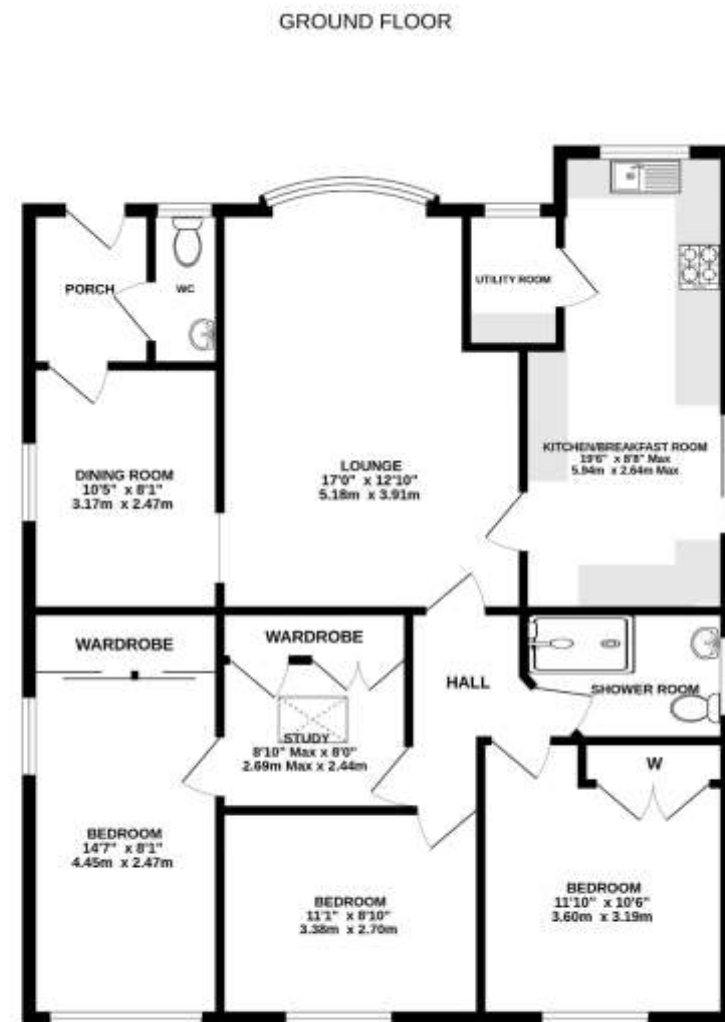




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy. Made with Hoxby's 10000



Walters Road, Taverham
OIEO £350,000 Freehold



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.

- Extended & Improved Detached Bungalow
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Separate Dining Room Plus Study
- Bay Fronted Lounge
- Re-Fitted Shower Room
- Enclosed Rear Garden
- Driveway With Ample Parking
- Solar Panels
- EPC Rating Tbc / Council Tax Band D

Description

Occupying an elevated position within one of Taverham's most sought-after residential locations, this extended and beautifully improved detached bungalow offers spacious, versatile accommodation, perfectly suited to a range of buyers.

The property is entered via a welcoming hallway with a contemporary two-piece cloakroom. To the front, a generous bay-fronted lounge provides a bright and comfortable living space, flowing seamlessly into the dining room, making it ideal for both everyday living and entertaining. The heart of the home is the recently re-fitted kitchen/breakfast room, finished with elegant quartz work surfaces, an extensive range of contemporary wall and base units, and ample space for a breakfast table. The kitchen also benefits from direct access to both the side and rear gardens, together with a practical utility cupboard.

An inner hallway leads to a stylishly re-fitted shower room and two well-proportioned double bedrooms. In addition, there is a separate study with fitted storage and a skylight, providing an ideal home office or hobby room, along with a further generous double bedroom featuring fitted wardrobes.

Further benefits include a full rewire completed in 2006, the installation of a new gas-fired boiler in 2020, and the addition of solar panels in 2013, helping to improve the home's energy efficiency and reduce running costs.

This exceptional home combines flexible accommodation with an enviable location. Iconic strongly recommend an internal viewing to fully appreciate the space, quality and setting this wonderful bungalow has to offer.

Outside

Outside, the property continues to impress. The front offers ample off-road parking alongside an attractive, mature garden with a patio seating area, creating an inviting first impression. The private, split-level rear garden is predominantly laid to lawn and currently arranged as a productive vegetable garden, offering an excellent degree of privacy and plenty of scope for outdoor entertaining or further landscaping.

Location

Situated within easy reach of Taverham's highly regarded schools, local shops, supermarkets, healthcare facilities and regular public transport links into Norwich.

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. Once into the village of Drayton, take the left fork onto Taverham Road. Turn right into Penn Road and take the first turning left into Victoria Road. Turn right into Walters Road where the property can be found on the left hand side.

