



49 Lloyd Road, Taverham

Guide Price £375,000

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49 Lloyd Road

Taverham, Norwich

Positioned within one of Taverham's most desirable residential locations, this beautifully extended and extensively modernised three-bedroom detached bungalow offers stylish, spacious and highly versatile accommodation, perfectly suited to both families and those seeking quality single-storey living. The property has been thoughtfully enhanced by the current owners to create a superb blend of contemporary design and practical living space. A welcoming entrance hall provides access to all principal rooms and benefits from excellent built-in storage. At the heart of the home is a stunning open-plan living area designed for modern lifestyles and entertaining. The impressive 29ft L-shaped lounge, dining area and contemporary fitted kitchen create a wonderfully social environment, with the kitchen featuring a range of integrated appliances and ample workspace. The property also benefits from full fibre broadband, ideal for home working and modern connectivity requirements. There are three well-proportioned bedrooms, all offering comfortable accommodation, alongside a stylish three-piece family bathroom and a useful utility room with additional WC. Further benefits include double glazing throughout and gas central heating.



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Outside

To the front of the property, a generous private driveway provides ample off-road parking, with gated side access leading to the rear garden.

The enclosed rear garden has been designed to offer both practicality and enjoyment, featuring a well-maintained lawn complemented by an attractive Indian sandstone patio. This private outdoor space is ideal for family life, al fresco dining and entertaining guests during the warmer months.

Location

Taverham remains one of Norwich's most sought-after suburban locations, offering an excellent range of local amenities, shops, schools and leisure facilities. The property enjoys convenient access to highly regarded schooling and regular transport links into Norwich city centre, while also being within easy reach of nearby countryside walks and major road connections.

Combining modern living, generous accommodation and a prime residential setting, this exceptional bungalow presents a rare opportunity to acquire a move-in-ready home in a highly desirable part of Taverham.



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Rear Garden

The enclosed rear garden has been designed to offer both practicality and enjoyment, featuring a well-maintained lawn complemented by an attractive Indian sandstone patio. This private outdoor space is ideal for family life, al fresco dining and entertaining guests during the warmer months.

Driveway

To the front of the property, a generous private driveway provides ample off-road parking, with gated side access leading to the rear garden.

- Extended three-bedroom detached bungalow.
- Sought-after residential location in Taverham.
- Stunning open-plan living accommodation.
- Modern kitchen with integrated appliances.
- Family bathroom and utility/WC.
- Private driveway and off-road parking.
- Enclosed rear garden with sandstone patio.
- Close to amenities, schools and Norwich City Centre.

Council Tax band: D

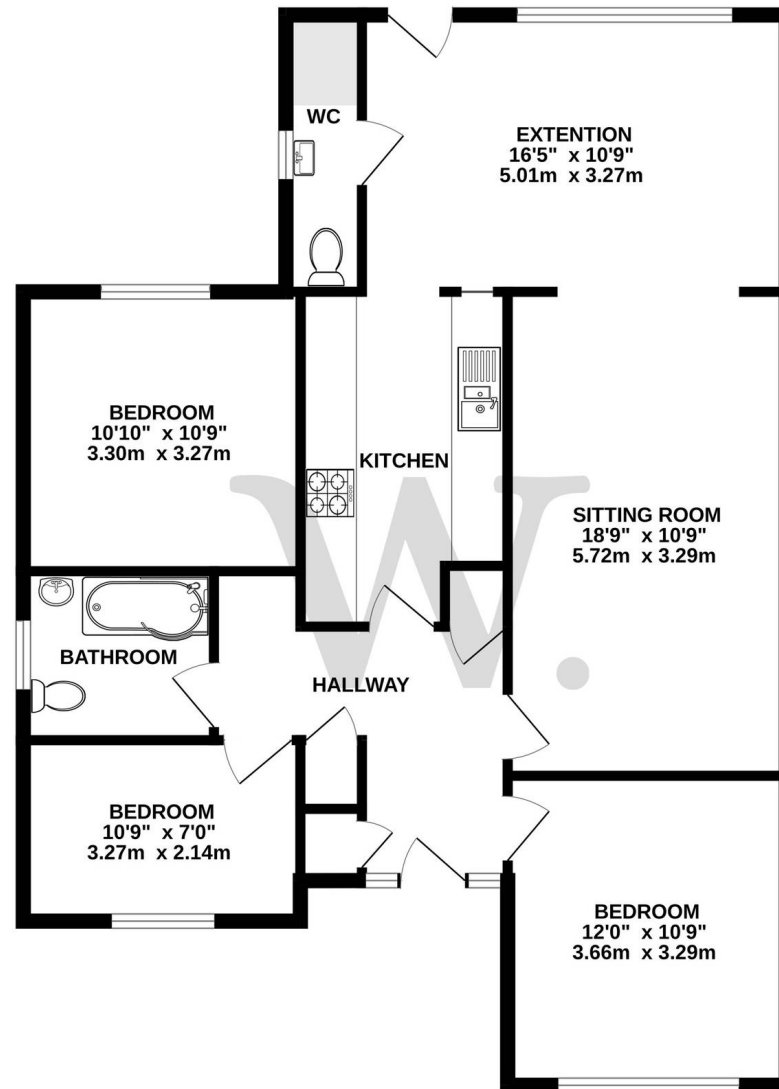
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR



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.
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