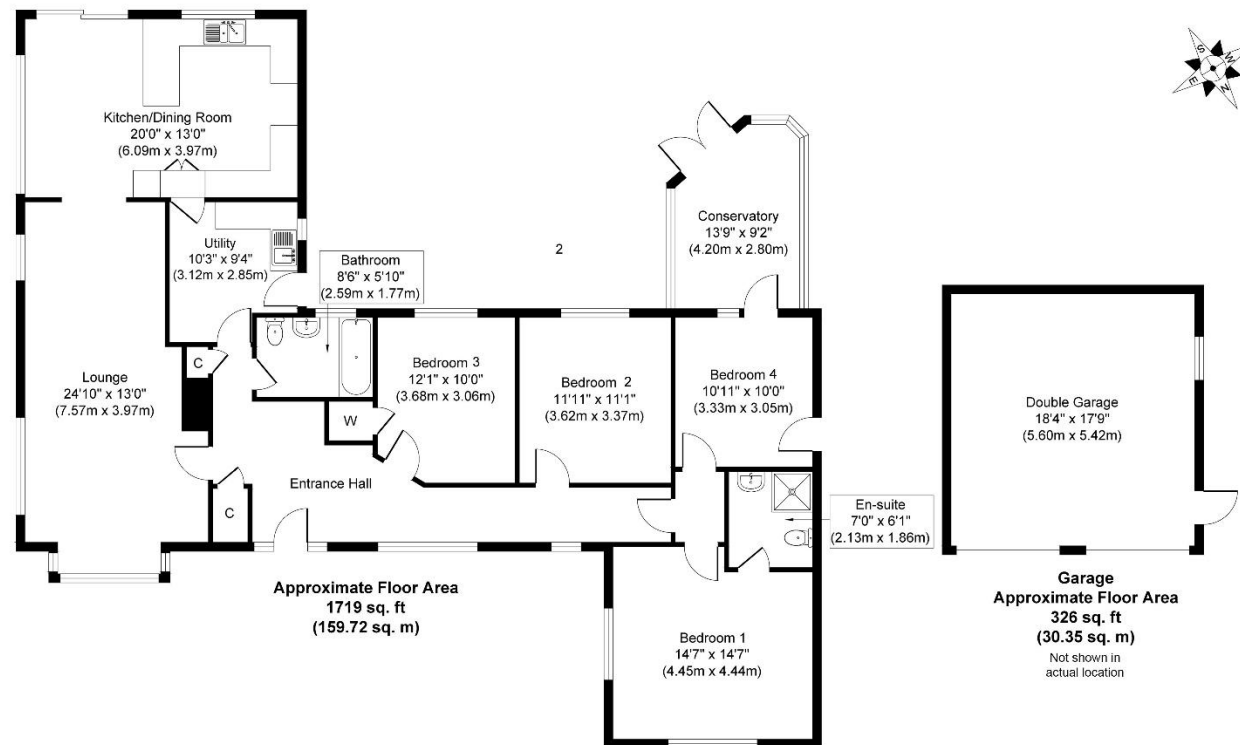


Fakenham Road, Taverham
Guide Price £650,000 - £675,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

- Executive Detached Bungalow
- Half An Acre South Facing Plot
- Four Bedrooms & Principal En-Suite
- Luxury Kitchen/Diner
- Conservatory

- Enviably Elevated Position
- Detached Double Garage & Ample Parking
- Recently Renovated
- Generous Accommodation Throughout
- EPC Rating C / Council Tax Band E

Description

Situated in a desirable position within Taverham, this impressive detached family home occupies a generous HALF-ACRE SOUTH-FACING PLOT and is offered for sale with NO ONWARD CHAIN.

Having undergone a programme of recent renovation throughout, the property offers spacious and versatile accommodation, complemented by substantial private gardens, a detached double garage and ample parking for several vehicles. An internal viewing is strongly advised to fully appreciate the space and setting on offer. The property is approached via a welcoming, light and airy entrance hall, which provides access to all four bedrooms, the family bathroom and the spacious lounge. The four bedrooms are all generously proportioned, with three enjoying attractive south-facing aspects. The principal bedroom further benefits from a recently refitted en-suite shower room, while the modern three-piece family bathroom serves the remaining bedrooms.

A particularly appealing feature is the garden room/conservatory, accessed directly from one of the bedrooms, creating an additional sitting or relaxation space with lovely views across the gardens. The spacious lounge enjoys dual-aspect windows, allowing an abundance of natural light to flood the room and creating a comfortable and versatile space in which to relax and entertain.

The recently refitted kitchen/diner forms the heart of the home, featuring a comprehensive range of luxury wall and base units with complementary work surfaces over. There is ample room for a family dining table, while a cleverly concealed cupboard provides access to the recently refitted utility room, which has been finished to the same high standard as the kitchen.

Outside

Outside, the property continues to impress. A generous driveway leads to the house, which occupies an enviable elevated position and benefits from a high degree of privacy. The front garden is predominantly laid to mature lawn with established planting, while a generous driveway leads to the detached double garage with an electric vehicle charge point and additional parking.

To the rear is a sunny sunken patio, providing an ideal setting for barbecues, entertaining or relaxing with family and friends. The mature rear garden offers an exceptional degree of privacy and is well established with an attractive selection of shrubs, plants and mature trees. The generous outside space provides numerous possibilities and will particularly appeal to keen gardeners and families looking for a substantial private garden.

Location

The property is conveniently positioned for access to Taverham's local schools, shops and amenities, while the surrounding area also offers excellent access to the wider Norwich area. With its generous half-acre plot, spacious accommodation, recent renovations, detached double garage and enviable private gardens.

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 E

