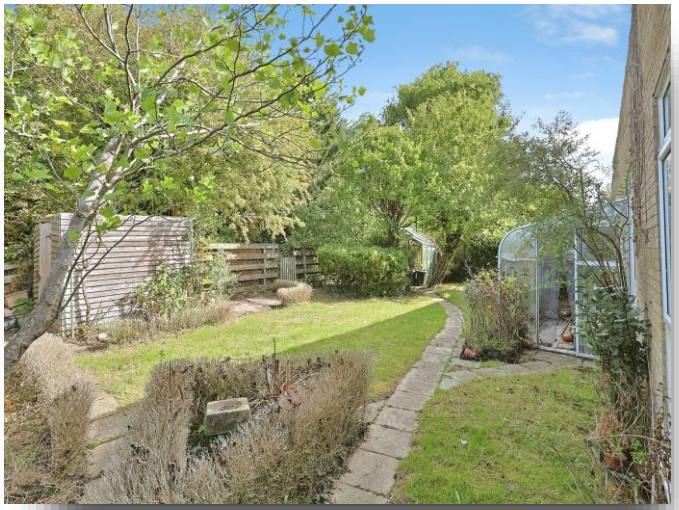






Warrens Way,Tacolneston Norwich NR16 1DH

william h brown

welcome to

Warrens Way, Tacolneston Norwich

A spacious four-bedroom detached bungalow situated in the quiet village of Tacolneston. Offering-well proportioned accomodation and an abundance of natural light throughout with generous and versatile outdoor spaces.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch
Set between the front door and an internal door with space for storage from shoes/coats and

Lounge/Dining Room
32' 11" x 13' 7" (10.03m x 4.14m)
A generous room, with dual aspect windows and sliding doors out to the central courtyard. Dining is seperated with a feature chimney breast and allows access to the kitchen

Kitchen
16' 11" x 13' 4" (5.16m x 4.06m)
A spacious kitchen with fitted wall and base units, breakfast bar, space for white goods and side access door leading to front and back garden

Bedroom One
16' 2" x 11' 8" (4.93m x 3.56m)
A large double bedroom with fitted storage along one wall, carpeted flooring and rear aspect window

Bedroom Two
13' 11" x 9' 11" (4.24m x 3.02m)
A double bedroom with fitted storage along one wall, carpeted flooring and two rear aspect windows

Bedroom Three
13' 2" x 9' 11" (4.01m x 3.02m)
A double bedroom with fitted storage along one wall, carpeted flooring and rear aspect window

Bedroom Four
9' 11" x 9' 2" (3.02m x 2.79m)
A double bedroom with carpeted flooring, rear aspect window and some built in storage

Bathroom
A three piece suite with bath, basin and toilet, shower over the bath and side aspect opaque window.

Hallway
The hallway wraps around the internal courtyard with large windows letting in plenty of light and allowing access to all the rooms throughout the property

W/C
A two piece toilet and basin with access to the garage

Garage
18' 1" x 11' 8" (5.51m x 3.56m)
A large garage with up and over front access, side access from the property and power

Front
At the front of the property there is a driveway providing off-road parking for multiple vehicles, a bath leading to the front door and round to the back garden, a grassed area with hedging for privacy and mature foliage

Rear
The rear garden has a large grassed area with paths leading to the greenhouses/sheds and mature boarders and trees allow for privacy and relaxation









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welcome to

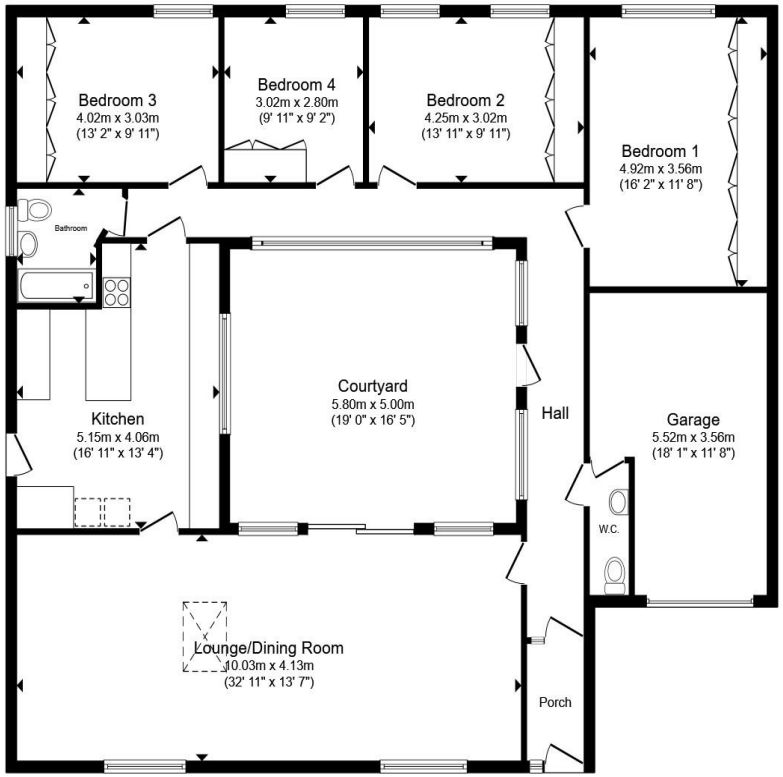
Warrens Way, Tacolneston Norwich

- Four Double Bedroom Detached Bungalow
- Large Lounge/Dining room
- Abundance of Natural Light
- Plenty of Outdoor Space with Central Feature Courtyard
- Single Garage for Extra Parking/Storage

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in the region of

£395,000



Total floor area 159.4 m² (1,716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WYM109132 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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