



websters

**20 Binyon Gardens, Taverham**

Guide Price £375,000

**websters.**



## 20 Binyon Gardens

Taverham, Norwich

Offered to the market with the significant advantage of no onwards chain, this well-proportioned three-bedroom detached bungalow provides spacious and versatile single-level living, ideal for families, downsizers, or those seeking a comfortable home in a convenient and well-connected location. The accommodation is thoughtfully arranged and extends to approximately 1,053 sq. ft, offering a practical layout with generous room sizes throughout. At the heart of the home is the impressive 25 ft sitting/dining room, a superb open living space that comfortably accommodates both lounge and dining areas. This room provides an excellent setting for everyday family life as well as entertaining guests. A standout feature is the set of bi-folding doors which open directly onto the private and enclosed rear garden, creating a seamless flow between indoor and outdoor spaces while allowing an abundance of natural light to fill the room.





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The property benefits from a modern, contemporary kitchen, fitted with a range of stylish units and ample worktop space, making it both functional and visually appealing. The layout allows for practical day-to-day use while remaining conveniently located close to the main living space. There are three bedrooms in total. Two of the bedrooms are comfortable double rooms, providing generous space for furnishings, while the third bedroom offers flexibility and could easily be used as a home office, nursery, dressing room, or guest bedroom, depending on the needs of the new owner. The accommodation is served by a family bathroom, fitted with a bath, a wash basin, and a WC. Externally, the property continues to impress. The rear garden is private and enclosed, offering a pleasant outdoor space perfect for relaxing, gardening, or entertaining during the warmer months. The garden is easily accessed via the bi-folding doors from the sitting/dining room, enhancing the overall lifestyle appeal of the property. A detached garage provides additional storage or parking options and offers potential for workshop use or hobby space. The bungalow also benefits from UPVC double-glazed windows and gas central heating, ensuring comfort and energy efficiency throughout the year.



- No onward chain
- 3 Bedroom detached bungalow with garage
- Bi-fold doors to rear private enclosed garden
- Modern contemporary kitchen



The location is another key feature, with the property situated close to local schools, shops, and everyday amenities, making it an ideal choice for families and those seeking convenience. Transport links and nearby services ensure that daily needs are easily accessible. Combining spacious accommodation, a desirable detached bungalow layout, and the benefit of no onwards chain, this attractive home presents an excellent opportunity for buyers looking to move quickly and personalise a property to their own taste. Early viewing is highly recommended to fully appreciate the space, layout, and potential this property has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

#### **Garden**

Set on a quiet road, offering a generous plot, an enclosed rear garden with parking and single garage & two parking spaces.

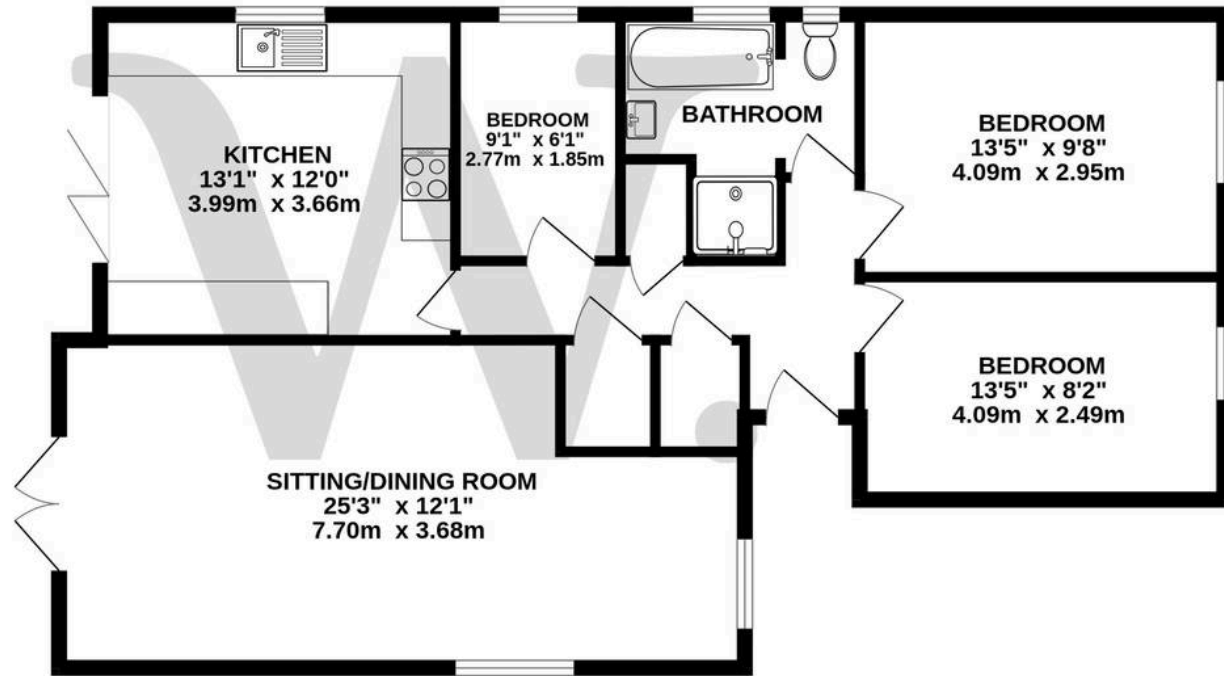
#### **Garage**

Double Garage

- No onward chain
- 3 Bedroom detached bungalow with garage
- Bi-fold doors to rear private & enclosed garden
- Modern contemporary kitchen
- Spacious 25ft lounge/dinner
- UPVC double glazed windows & gas central heating
- Close to school & local amenities
- Viewings advised



GROUND FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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.

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