

FREEHOLD



Bungalow - Detached

# NORGATE WAY, TAVERHAM, NORWICH

Price Guide

# £240,000

## FEATURES

- Quiet Location
- Detached Bungalow
- Garage & Driveway
- No Onward Chain
- Two Bedrooms
- Sought After Location
- Generous Rear Garden



## 2 Bedroom Bungalow - Detached located in Norwich

\*\* £240,000 - £250,000 \*\* Located in the highly sought after area of Taverham, this charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge and a delightful dining room, ideal for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen provides ample space for culinary pursuits however could use some modernisation, while the two bedrooms offer a peaceful retreat for rest and relaxation.

The property features a modern wet room, ensuring practicality and ease of use. Outside, you will find a generous rear garden that is both low maintenance and beautifully adorned with a range of mature plants and shrubs, creating a serene outdoor space. A bespoke pergola adds a touch of elegance, making it a perfect

spot for al fresco dining or simply enjoying the fresh air.

Parking is a breeze with space for two vehicles, complemented by a garage and a driveway conveniently located to the side of the property. The front garden, with its shingled design, enhances the overall appeal of this delightful home.

With no onward chain, this bungalow presents an excellent opportunity for those seeking a peaceful lifestyle in a desirable location. Whether you are a first-time buyer, downsizing, or looking for a serene retreat, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home.

### Entrance Hall

Fitted carpet, doors to rooms, radiator, storage cupboard x2.

### Lounge

13'11" x 13'7"

Fitted carpet, radiator, double glazed window to front, doors to dining room, feature fireplace.

### Dining Room

7'9" x 7'9"

Laminate floor tiles, radiator, doors to garden.

### Kitchen

7'10" x 7'10"

Range of fitted base and wall units with work surfaces, integrated oven, hob and extractor, space for fridge freezer, double glazed window to rear.

### Wet Room

7'9" max x 5'10"

Low level W/C, vanity sink unit, heated towel rail, double glazed window to rear, tiled walls, extractor.





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### Bedroom One

10'9" x 10'5"

Fitted carpet, radiator, double glazed window to front, fitted wardrobes.

### Bedroom Two

11'0" x 7'9"

Fitted carpet, radiator, double glazed window to rear.

### Outside

Shingle gardens to the front, driveway to the side leading to the garage.

The rear garden is low maintenance with a bespoke Pergola perfect for outside dining. There is access to the side and into the garage.

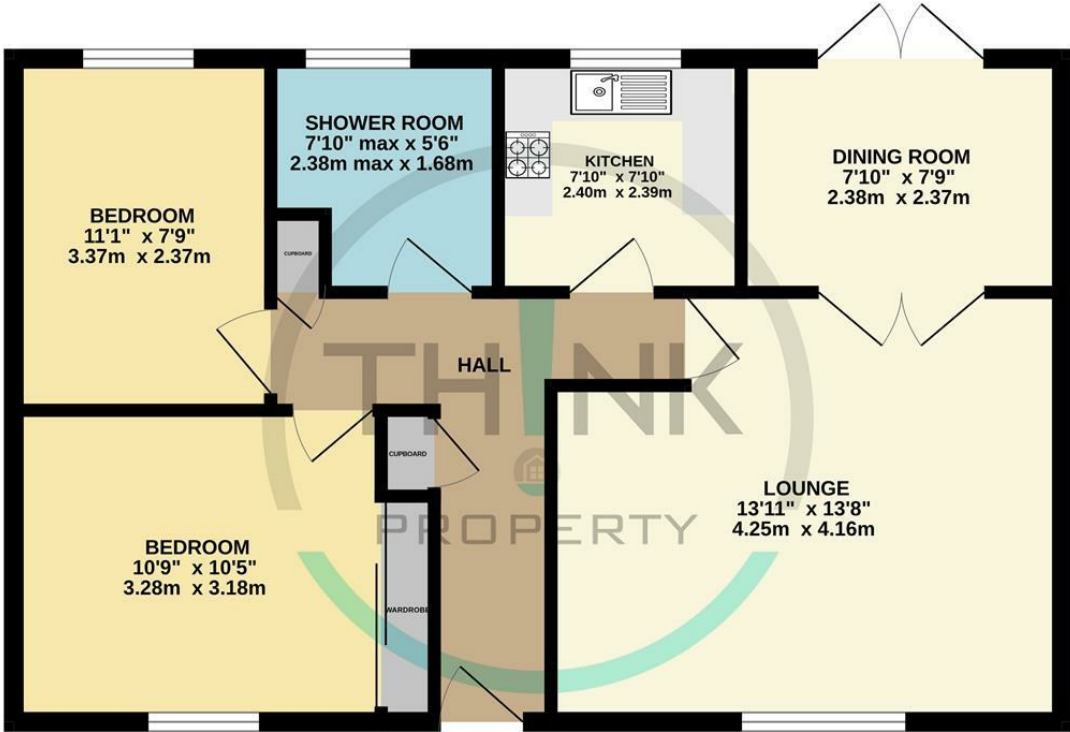


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Council Tax Band  
**C**

GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

