

Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



16 Breck Farm Close, Taverham, Norwich, NR8 6LS

£415,000

- Spacious Detached Bungalow
- 3 Bedrooms
- Located in Taverham, Norwich
- Living Room & Garden Room
- Kitchen/Dining Room
- Attic Room
- Generous Garden extending to 0.22 Acre
- Two Garages
- Modern Shower Room
- No Onward Chain

01366 385588 | www.kingpartners.co.uk | info@kingpartners.co.uk

King & Partners
SALES • LETTINGS • MORTGAGES

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.

Property Detail

Situated in a cul-de-sac position within the popular village of Taverham, to the north-west of Norwich, this spacious detached bungalow offers well-proportioned accommodation, generous gardens and excellent potential for a variety of buyers. The accommodation includes three bedrooms, a modern shower room, a living room and a separate garden room, providing additional space to relax and enjoy views over the garden. The kitchen/dining room offers a practical space for everyday living and entertaining, whilst an attic room provides useful additional space with potential for a variety of uses, subject to any necessary consents.

Externally, the property benefits from a particularly generous garden extending to approximately 0.22 acre, providing plenty of outdoor space for keen gardeners, families or those seeking a larger plot. The gardens include a number of sheds and a greenhouse, offering useful storage and opportunities for growing plants and vegetables. Further benefits include two garages both with electric doors, providing excellent parking and storage facilities.

The property is equipped with gas central heating and uPVC double glazing, and is offered for sale with no onward chain, making it an attractive opportunity for buyers seeking a straightforward purchase.

Taverham is a popular residential location offering a range of local amenities, shops, schools and recreational facilities, with Norwich city centre also accessible for a wider choice of shopping, leisure and transport links.

An excellent opportunity to acquire a spacious detached bungalow with generous gardens, two garages and further potential, all within a desirable cul-de-sac setting. Early viewing is highly recommended.



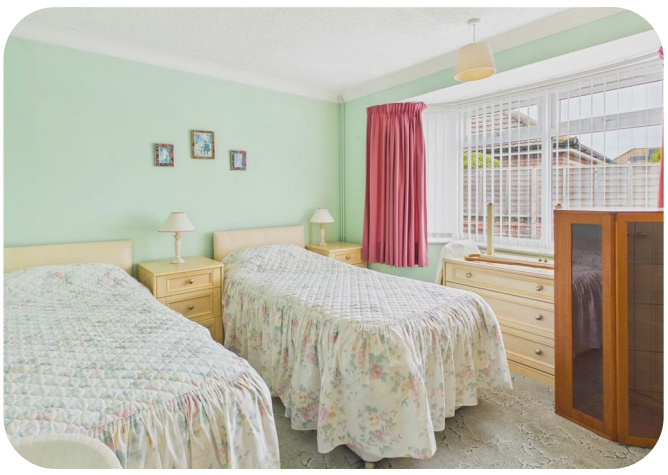












Kitchen/Dining Room
14'11" x 10'10"

Living Room
15'6" x 10'9"

Garden Room
9'9" x 11'11"

Bedroom 1
11'5" x 11'10"

Bedroom 2
9'9" x 11'9"

Bedroom 3
8'10" x 8'3"

Shower Room
5'10" x 7'3"

Attic Room
7'8" x 8'10"

Garage
11'4" x 18'11"

Garage
16'9" x 13'5"

Rear Garden
A mature and well-tended rear garden extending broadly with a mixture of lawn and paved patio areas. The garden features a variety of plants and shrubs, a greenhouse, garden shed, and a separate storage building, providing plenty of outdoor space for relaxation, gardening, and storage.

Front Exterior
An attractive front exterior featuring a brick-built bungalow with a tiled roof, a large driveway providing ample off-road parking, and an integral garage with an electric door. The frontage is bordered by mature hedging and a small planted area, creating a welcoming entrance to the property.

Agents Note
Please be aware that this property is being sold on behalf of a family member of King & Partners.