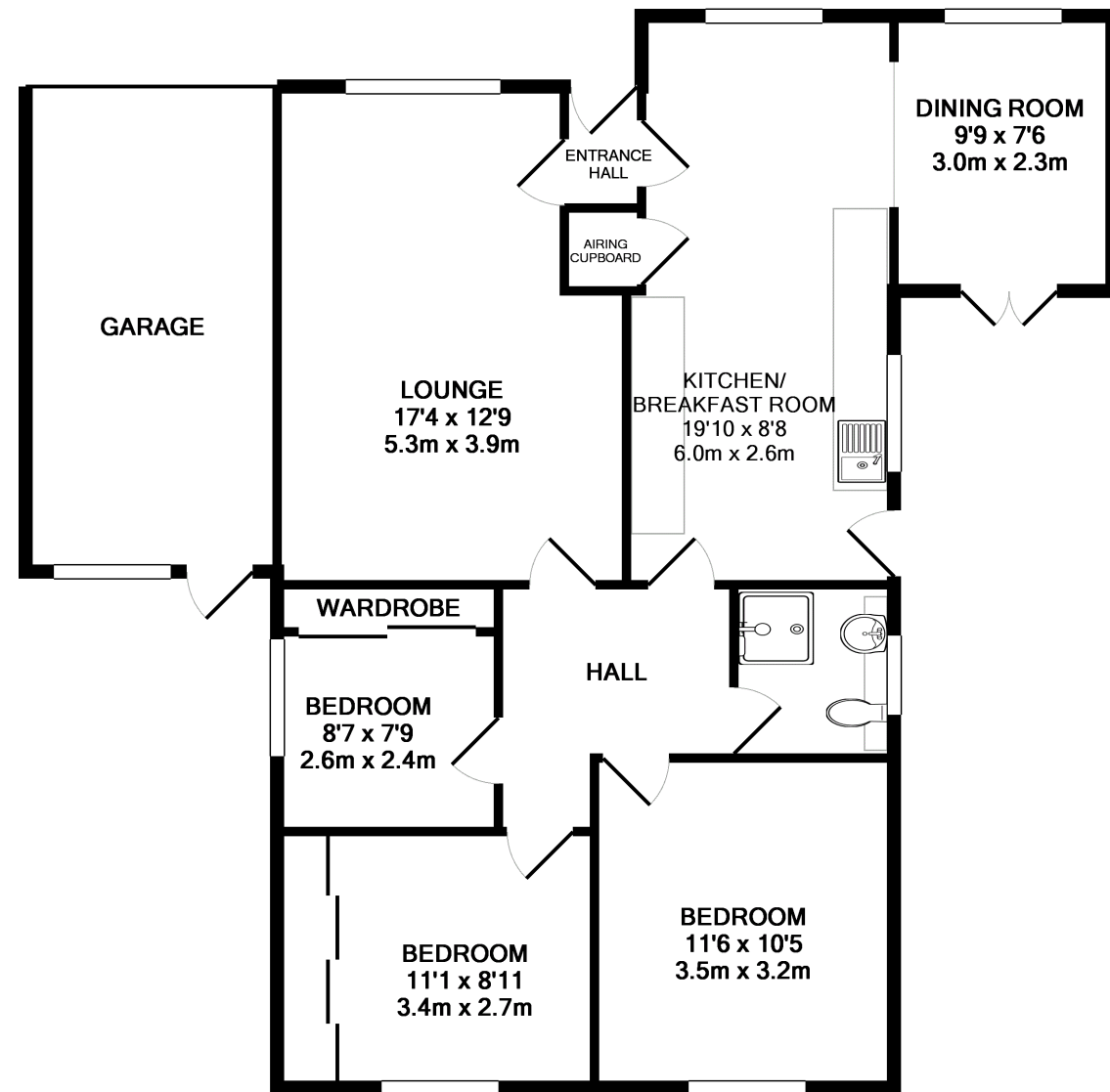




ICONIC
ESTATE AGENTS

Baldric Road - Taverham
£315,000 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. 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



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.

- Extended Three Bedroom Bungalow
- Spacious Kitchen/Breakfast Room
- Separate Dining Area
- Generous Sitting Room
- Three Well Proportioned Bedrooms

- White Three-piece Shower Room
- Large Enclosed Rear Garden
- Single Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

Iconic are delighted to present this well-appointed and extended three-bedroom bungalow, ideally positioned in the sought-after suburb of Taverham. Situated close to a range of local amenities, this spacious and versatile home is offered with no onward chain, making it a perfect opportunity for buyers seeking a smooth move.

The accommodation begins with an entrance porch that provides access to both the generously sized sitting room and the kitchen/breakfast room. The sitting room is bright and airy, featuring a fireplace and a door which leads to the rear hallway.

The kitchen/breakfast room is a standout feature, stretching over 19ft in length and offering ample workspace and storage. An archway leads through to a separate dining room, which also works perfectly as a home office or snug, with French doors opening onto the rear garden.

The rear hallway offers a convenient storage cupboard and leads to three well-proportioned bedrooms. The principal bedroom is of a good size, while bedrooms two and three both benefit from built-in wardrobes. A modern shower room completes the interior, fitted with a white three-piece suite.

Outside

Externally, the property boasts a generous rear garden, mainly laid to lawn and fully enclosed with timber fencing, as well as a separate patio seating area – ideal for entertaining or relaxing. To the front, there is ample off-road parking via a private driveway, along with access to a single garage.

Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include Wensum Valley Hotel, Golf and Country Club, Taverham Mill Nature Reserve, a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary, high schools and Langley Preparatory School in the area. There is also a regular bus route through the village.

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, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

Tenure

Freehold

Directions

As you head West through Taverham along the A1067 Fakenham Road take the left hand turning into Baldric Road. Continue along Baldric Road where the property can be found on the Right indicated by our for sale board.

