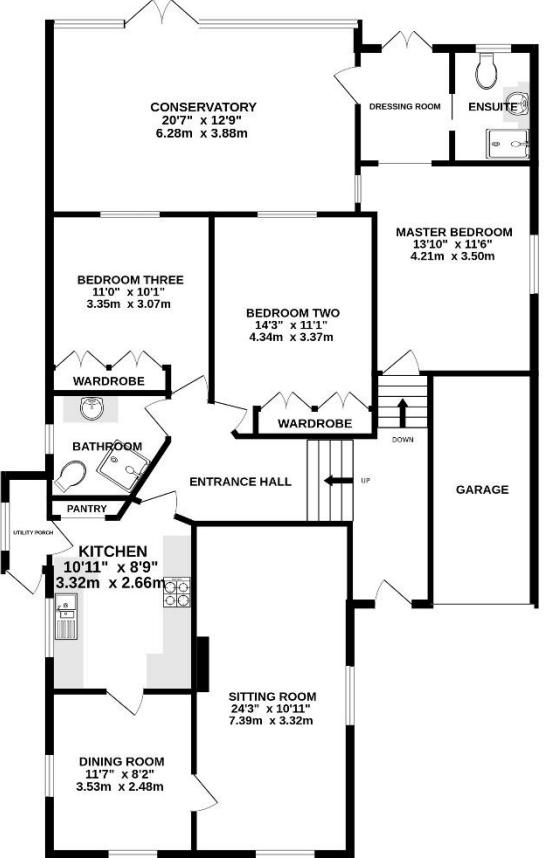


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. Estate Agents and vendors take no responsibility 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 may have not been tested and no guarantee as to their operation 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**

**rightmove**

**ZOOPLA**

**OnTheMarket.com**



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.



**ICONIC**  
ESTATE AGENTS

Seton Road, Taverham  
OIEO £350,000 Freehold



- Deceptively Spacious Split Level Bungalow
- Three Double Bedrooms
- Master En-Suite & Dressing Room
- Fitted Kitchen
- Lounge & Dining Room
- Conservatory
- Generous Gardens
- Garage & Ample Parking
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D

## Description

Iconic estate agents are delighted to offer for sale this well presented split level detached bungalow in a sought after cul-de-sac position in Taverham.

The detached property is offered with no onward chain and offers generous accommodation which comprises; entrance hall with two small stair cases rising up to the lounge, kitchen, bedrooms and shower room and one going down to the principal suite.

There is a spacious 24ft lounge with dual aspect windows, feature fireplace and a door leading through to the separate dining room. There are two double bedrooms both with fitted wardrobes, modern three piece shower room and a modern kitchen which boasts a range of wall and base units with work surface over and a side door leading out to the utility porch.

Downstairs there is a principal suite consisting of a generous double bedroom, dressing room and en-suite shower room, there are also French doors leading to the rear garden and doors to the spacious 20ft conservatory which overlooks the rear garden.

Outside to the front there is a generous enclosed low maintenance garden with driveway that gives access to the integral garage. To the rear there is a generous sunny enclosed garden with patio area, two lawn areas and a shed.

## Outside

Outside to the front there is a generous enclosed low maintenance garden with driveway that gives access to the integral garage. To the rear there is a generous sunny enclosed garden with patio area, two lawn areas and a shed.

## Location

The property is easily accessible to the local schools, shops and amenities that Taverham has to offer.

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 which is a haven for anglers, walkers and nature lovers, a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools including 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

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn right into Seton Road where the property can be found on the left hand side indicated by our For Sale Board.

