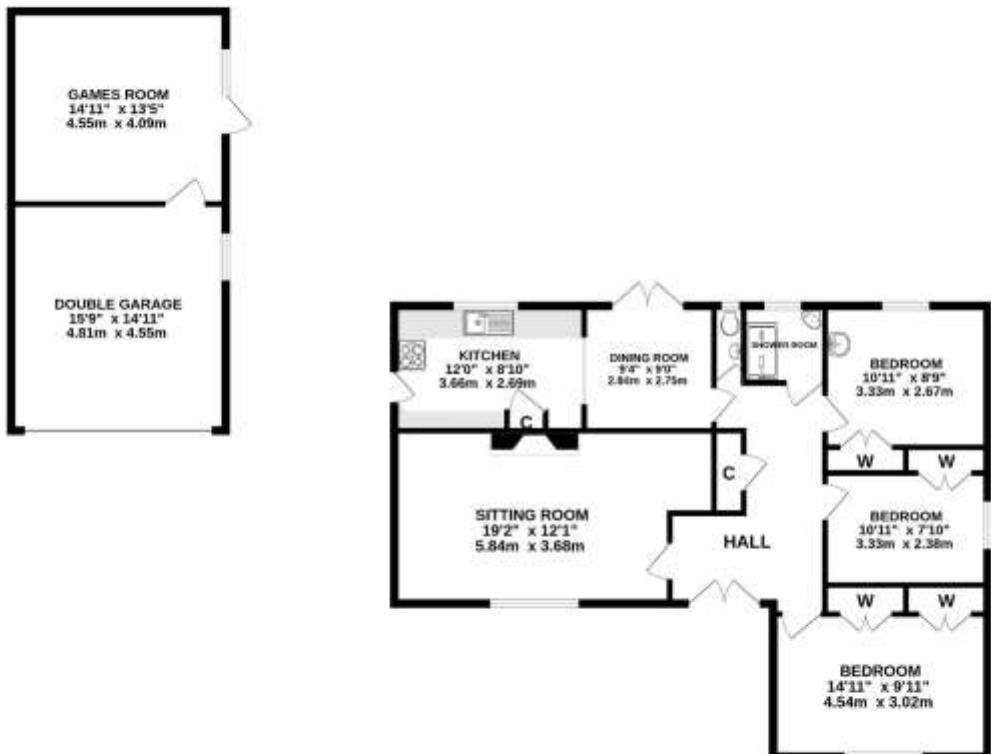


GROUND FLOOR  
1440 sq.ft. (133.8 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq ft. (133.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the dimensions contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or inaccuracies. This plan is for illustrative purposes only and should not be relied on as fact to any prospective purchaser. The dimensions given are approximate and have not been tested and no guarantee can be given as to their accuracy or efficiency over time period.  
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

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THE GUILD  
PROPERTY  
PROFESSIONALS

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

Victoria Close, Taverham  
Guide Price £425,000 - £450,000 Freehold



- Attractive Detached Bungalow
- Three Well Proportioned Double Bedrooms
- Well Equipped Kitchen
- Spacious Sitting Room & Dining Room
- Modern Shower Room Plus Separate W/C
- Mature Private & Generous Corner Plot
- Games Room / Home Office
- Garage & Generous Driveway
- Sought After Taverham Location
- EPC Rating D / Council Tax Band D

## Description

We are delighted to present this attractive detached bungalow, ideally situated within the ever-popular Victoria Close.

Occupying a substantial corner plot, this beautifully maintained home is offered in excellent condition throughout and comes to the market with no onward chain.

The accommodation comprises a generous entrance hallway with a useful storage cupboard and doors leading to the majority of the rooms. The well-proportioned sitting room is positioned to the front aspect and features an attractive fireplace, with a door opening through to the dining room. The dining room is another spacious reception area, benefiting from an archway into the kitchen and French doors that open onto the rear garden. The kitchen is fitted with a comprehensive range of quality wall and base units, incorporating a stainless-steel sink and drainer. There is ample space for appliances, along with a double electric oven, separate four-ring gas hob with extractor hood above, ceramic tiled flooring, a cupboard housing the hot water cylinder, and a door providing side access.

All three bedrooms are well-proportioned doubles. The principal bedroom benefits from two double Mirror Image fitted wardrobes. Bedrooms two and three also feature fitted Mirror Image wardrobes and enjoy attractive views over the garden. The shower room comprises a modern two-piece suite with shower cubicle and hand wash basin, complemented by ceramic tiled walls and a full-length heated towel radiator. There is also a separate WC with low-level WC and hand wash basin. The property further benefits from a modern fitted boiler, high-quality oak internal doors throughout, and uPVC double glazing installed by Broadland Windows

## Outside

Externally, the property is set well back from the road, offering a high degree of privacy. The generous driveway provides ample off-road parking for multiple vehicles and includes an additional low-maintenance garden area which could serve as further parking if required. Wrought iron gates set within an archway lead through to the rear garden. The garage benefits from power, lighting, and an electric roller door. A rear door provides access to a versatile games room, which could easily be converted into a home office or gym. There is also a separate storage space accessed from the rear of the games room. The main rear garden is a beautifully private space, predominantly laid to lawn and enclosed by mature hedging. It offers an excellent area for a vegetable plot and includes a number of timber outbuildings, available by separate negotiation. This is a wonderful opportunity to acquire a spacious and well-presented bungalow in a highly sought-after location.

## Location

Taverham is situated six miles to the North/West 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.

## Services

Mains Drainage, Water, Gas and Electricity are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre,  
 Peachman Way, Norwich, NR7 0WF  
 Council Tax D

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and turn right into Penn Road and left into Victoria Road. Turn right into Victoria Close where the property can be found on the left hand side.

