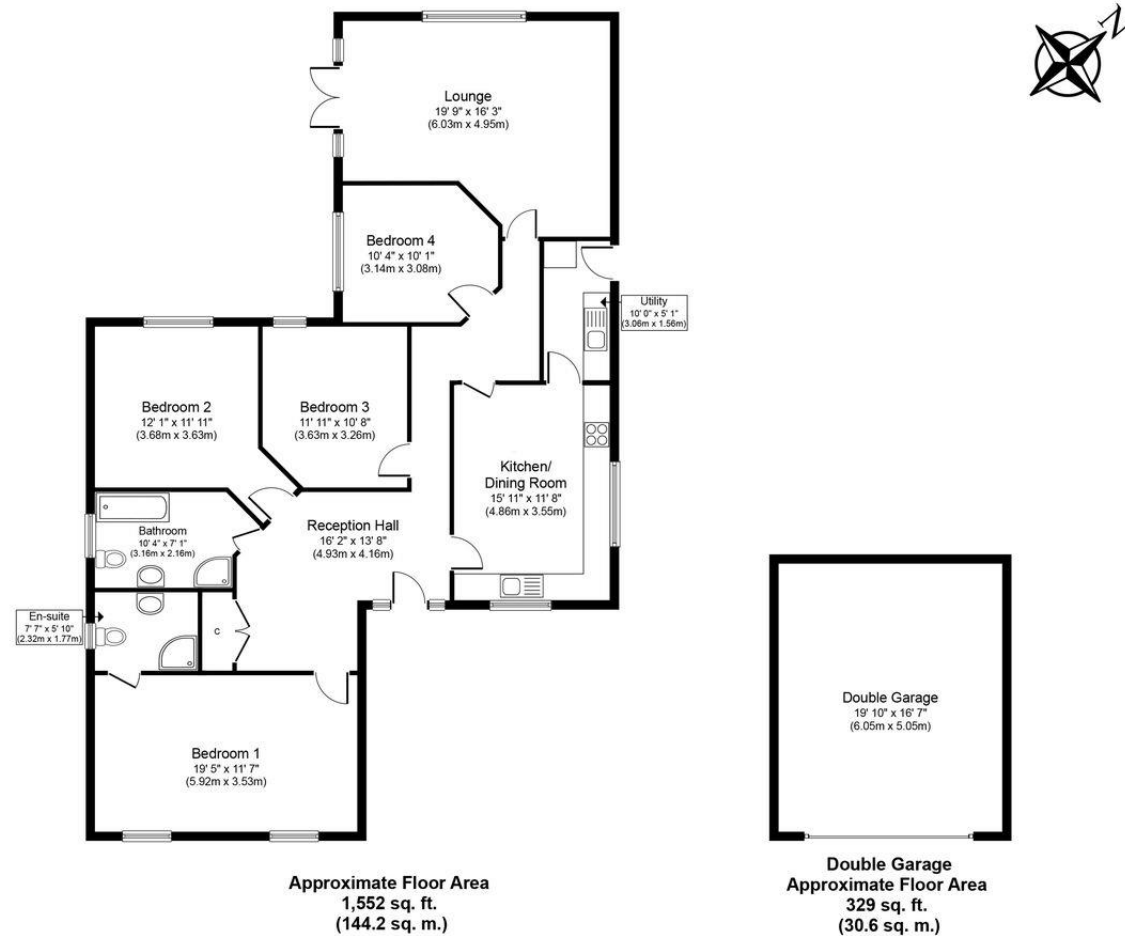


Sandy Lane, Taverham
Guide Price £575,000 - £600,000 Freehold



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

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

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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.

- Executive Detached Bungalow
- Four Bedrooms With Master En-Suite
- Kitchen/Breakfast Room Plus Utility
- Generous Rear Facing Sitting Room
- Stunning Plot With Attractive Gardens

- Double Garage & Driveway
- Underfloor Heating & Solar Panels
- Requested Taverham Location
- Close To All Local Amenities
- EPC Rating B / Council Tax Band E

Description

Iconic are delighted to bring to the market this stunning four bedroom executive bungalow situated in Taverham.

Occupying a generous plot on a sought after road, early viewing of this beautiful home is advised and will be sure not to disappoint.

The accommodation comprises; exceptional size entrance/dining hall with ample space for a dining table, access to the loft space, storage cupboard housing the underfloor heating controls and doors which lead to all rooms. Located at the front aspect the property features a generous kitchen/breakfast room, fitted with a range of units throughout, integrated fridge/freezer and dishwasher. This great room is perfect for entertaining and features fantastic woodland views! There is a door which leads from the kitchen to the utility room with a further range of built in units and ample space for appliances. Also situated to the front aspect, the principal bedroom is a fantastic space and has a door leading to the en-suite shower room which offers a three piece suite comprising of shower cubicle, low level WC and a hand wash basin.

The three additional bedrooms are all well-proportioned one being used currently as a snug/man cave. There is a family bathroom located from the hallway with three piece white suite which also comprises; panel bath, low level WC and hand wash basin.

To the rear of the property there is an attractive sitting room with a feature fireplace and French doors which lead out to the patio area.

The property also benefits from underfloor heating throughout and has Solar Panels which currently produced an income of £1813.00 in 2023.

Outside

Outside to the front aspect there is a well designed driveway which provides easy access and parking for multiple vehicles. Bordered by mature shrubs and bushes, the tiered driveway also benefits from seated patio areas which enjoy views of the woodland to the front aspect and is perfect for enjoying the morning sun. There is also a double garage with power and lighting, ample storage above and an up and over door plus a water tap. To the rear aspect there is a Westerly facing garden which provides a fantastic outdoor space. From the sitting room there is a walled patio area which is a great sun trap and ideal for enjoying the warm summer evenings. From the patio steps lead up to the main garden which is mainly laid to lawn. Offering complete privacy, the garden is enclosed by timber fencing and raised borders which are well stocked with flowers and shrubs. Furthermore, additional steps lead to a long parcel of land which is currently used as a vegetable plot and has gated access from Camp Road and measures in excess of 100'.

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 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 E

