



204A Fakenham Road, Taverham, NR8 6LY

Offers Over £350,000

- BEAUTIFULLY PRESENTED MODERN HOME
- MAIN BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- STYLISH BATHROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO CITY OF NORWICH

204A Fakenham Road, Taverham NR8 6LY

* NO ONWARD CHAIN *

A beautifully presented detached bungalow situated within the popular village of Taverham. The property boasts contemporary accommodation with off road parking for multiple vehicles, double garage and an enclosed rear garden.



Council Tax Band: C



DESCRIPTION

This beautifully presented detached bungalow is ideally situated at the end of a private lane within the popular village of Taverham, just 5 miles north west from the City of Norwich. The property boasts contemporary and versatile accommodation, with an entrance hall leading to three double bedrooms; one with an ensuite, a bright and spacious lounge/diner with bifold doors to the garden, kitchen and a stylish fitted bathroom. Externally, the property features a shingle parking area with access to the detached double garage and a delightful enclosed rear garden.

ENTRANCE HALL

Composite door to main entrance, Vinyl tile flooring, built in cupboard with sliding mirrored front and fitted with shelves.

BEDROOM TWO

Double glazed window to side aspect, carpet, built in mirrored wardrobes.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a free standing bath with mixer tap over, cubicle with electric shower, WC, vanity unit with wash hand basin tiled flooring.

BEDROOM THREE

Double glazed window to side aspect, vinyl tiled flooring.

LOUNGE DINER

Double glazed bifold doors to garden, vinyl tiled flooring.

KITCHEN

Double glazed windows to front and rear aspect, composite door to side access, wall and base units with inset one and a half ceramic sink and drainer, space and plumbing for washing machine, integrated dishwasher, electric oven, Neff electric induction hob with cooker hood over, space for free standing fridge freezer, built in cupboard housing boiler, tiled flooring.

BEDROOM ONE

Double glazed French doors to garden, built in wardrobe with mirrored sliding doors, carpet, sliding door to:-

ENSUITE

Fitted with a cubicle with mains connected shower and rainfall shower head, WC, vanity unit with wash hand basin, tiled flooring, extractor fan.

EXTERNAL

To the front the property features a shingle parking area with access to the double garage. To the rear the property is ideally low maintenance with a lawned area and a spacious paved patio seating area.

LOCATION

Taverham is a highly sought-after suburb situated approximately 6 miles north-west of Norwich, offering an excellent balance of suburban convenience and nearby countryside surroundings. Popular with families and professionals alike, the area benefits from easy access to the city centre, the Northern Distributor Road and surrounding Norfolk villages. Taverham offers a wide range of local amenities including supermarkets, independent shops, cafés, public houses, healthcare facilities and well regarded schools. The area also provides excellent leisure opportunities with nearby woodland walks, golf courses and access to the scenic Marriott's Way walking and cycling route. Nearby market towns including Aylsham and Reepham are easily accessible, whilst the North Norfolk coastline can be reached within approximately 45 minutes by car.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, water and gas connected.

Council tax band: C



Viewings

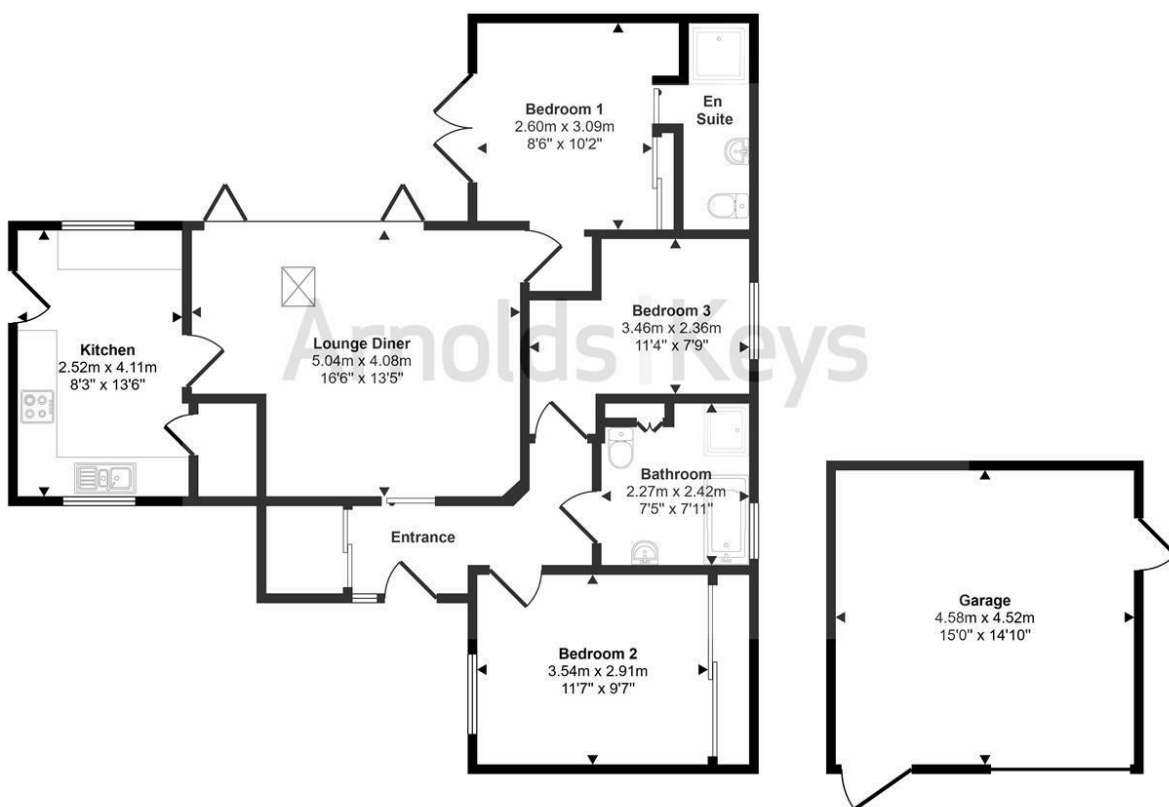
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(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	

Approx Gross Internal Area
101 sq m / 1087 sq ft



Floorplan
Approx 80 sq m / 864 sq ft

Garage
Approx 21 sq m / 223 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.