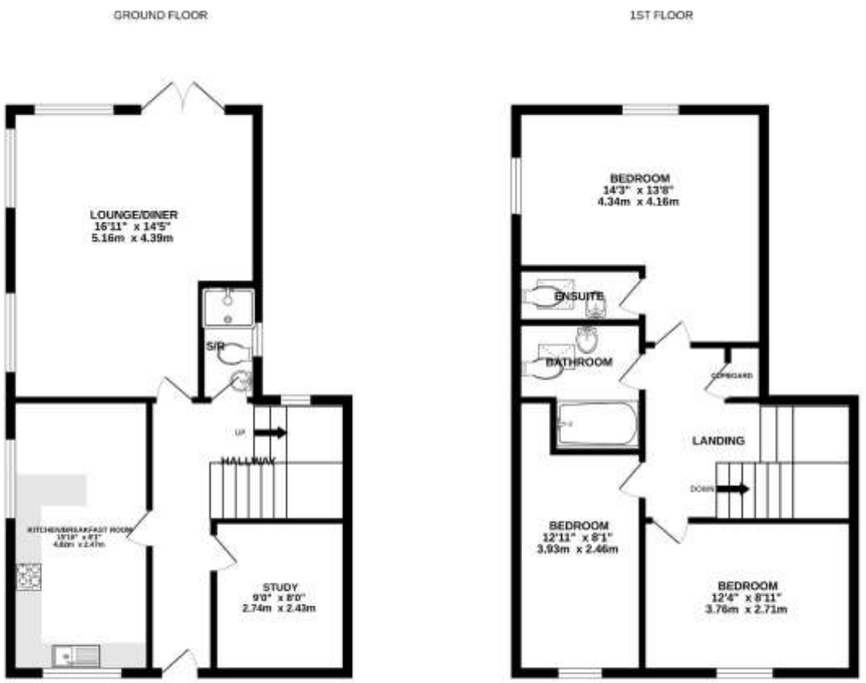






ICONIC
ESTATE AGENTS

Breck Farm Lane, Taverham
Guide Price £325,000 - £350,000 Freehold



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.

- Attractive Detached Family Home
- Three Bedrooms With Principal En-Suite
- Spacious Kitchen/Breakfast Room
- Lounge/Diner With French Doors
- Bathroom Room & Shower Room
- Private Rear Garden
- Garage & Parking
- Immaculate Condition Throughout
- Requested Taverham Location
- EPC Rating C / Council Tax Band D

ICONIC

Breck Farm Lane
Taverham, Norwich, NR8 6LR

Description

Iconic Estate Agents are delighted to bring to the market this modern three-bedroom detached home, ideally positioned in the heart of Taverham.

Occupying an enviable location within close proximity to a wide range of local amenities, this attractive family home is presented in excellent decorative order throughout and benefits from private, well-maintained wrap around gardens.

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard and staircase rising to the first floor. Doors lead to the kitchen/breakfast room, sitting/dining room, ground floor shower room, and a versatile office. The office provides an ideal space for working from home but could equally serve as a fourth bedroom if required. The kitchen/breakfast room is bright and spacious, featuring ceramic tiled flooring, inset spotlights, and ample room for a dining table. The kitchen itself is fitted with a range of units complemented by roll-top work surfaces, an inset sink/drainer, electric oven with separate hob, and an integrated dishwasher, with additional space for further appliances. Dual aspect windows allow for plenty of natural light. The sitting/dining room is well-proportioned and equally light-filled, benefitting from dual aspect windows and French doors that open directly onto the rear garden, ideal for both everyday living and entertaining.

To the first floor, there are three generously sized bedrooms. The principal bedroom enjoys the added benefit of an en-suite WC with hand wash basin. A modern family bathroom completes the first floor, comprising a panel bath, low-level WC, and hand wash basin.

Outside

Externally, the property is approached via a private driveway located to the right upon entering Breck Farm Close, providing ample off-road parking and access to an oversized garage with an up-and-over door. A five-bar timber gate leads through to the rear garden, which is predominantly laid to lawn, fully enclosed by timber fencing, and extends to the side of the property, perfectly positioned to enjoy the morning sun.

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.

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

Directions

Once into Taverham on the A1067 Fakenham Road, turn right into Breck Farm Lane where the property can be found on the right hand side.











