

FREEHOLD



Bungalow - Detached

204A FAKENHAM ROAD, TAVERHAM, NR8 6LY

Offers In The Region Of
£350,000

FEATURES

- Detached Bungalow
- Three Double Bedroom
- Ensuite Shower to Master
- Luxury Four Piece Bathroom
- Lounge/Dining Room with Bi-folds
- Underfloor heating to each room
- Detached Generous Garage
- No Onward Chain



3 Bedroom Bungalow - Detached located in Taverham

Nestled on Fakenham Road in the charming village of Taverham, this delightful three-bedroom detached bungalow offers a perfect blend of modern living and comfort. Built in 2019, the property offer flexible living for families or for couples seeking a peaceful retreat.

Upon entering, you are welcomed into the entrance hall leading into a bright and airy reception room, ideal for relaxation or entertaining guests. The well-appointed kitchen seamlessly connects to the living area, creating a warm and inviting atmosphere. The master bedroom boasts the luxury of an ensuite bathroom, ensuring privacy and convenience. Two additional bedrooms provide versatile options for family, guests, or even a home office.

The bungalow features underfloor heating throughout, ensuring a cosy environment during the colder months. Outside, the property is complemented by a driveway and garage, offering convenient parking for one vehicle. The enclosed rear garden is a true highlight, complete with a dedicated dog pen and a children's play area, making it an ideal space for families and pet owners alike.

This property is not just a home; it is a lifestyle choice, offering the tranquillity of suburban living while being conveniently located near local amenities. With its modern features and thoughtful design, this bungalow is a must-see for anyone looking to settle in Taverham. Call 01603 338433 to arrange a viewing.

Entrance Hall

With entrance door, storage cupboard, sliding door leading to the Lounge, doors leading to Bedroom 2 and 3 and the Family Bathroom.

Lounge

13'8" x 12'11"

With fitted with bi folding doors to the garden , door leading to the Kitchen and Bedroom 1 and underfloor heating.

Kitchen

8'5" x 13'9"

Fitted with a range of wall, base and drawer units. Space for fridge freezer, built in dishwasher, one and half sink, built in oven and electric hob and splash back with extractor fan

Bedroom 1

10'5" x 8'9"

Fitted with a double built in wardrobe and double doors leading to the rear garden. Sliding door also leading to the Ensuite.

Ensuite

Fitted with a three piece suite comprising of shower cubical, wash basin and W.C with heated towel rail and part tiled walls.

Bedroom 2

9'8" x 11'6"

With two double fitted wardrobes, underfloor heating and window to the side aspect.

Bedroom 3

11'5" x 7'11"

With a window to the side aspect and with underfloor heating.

Bathroom

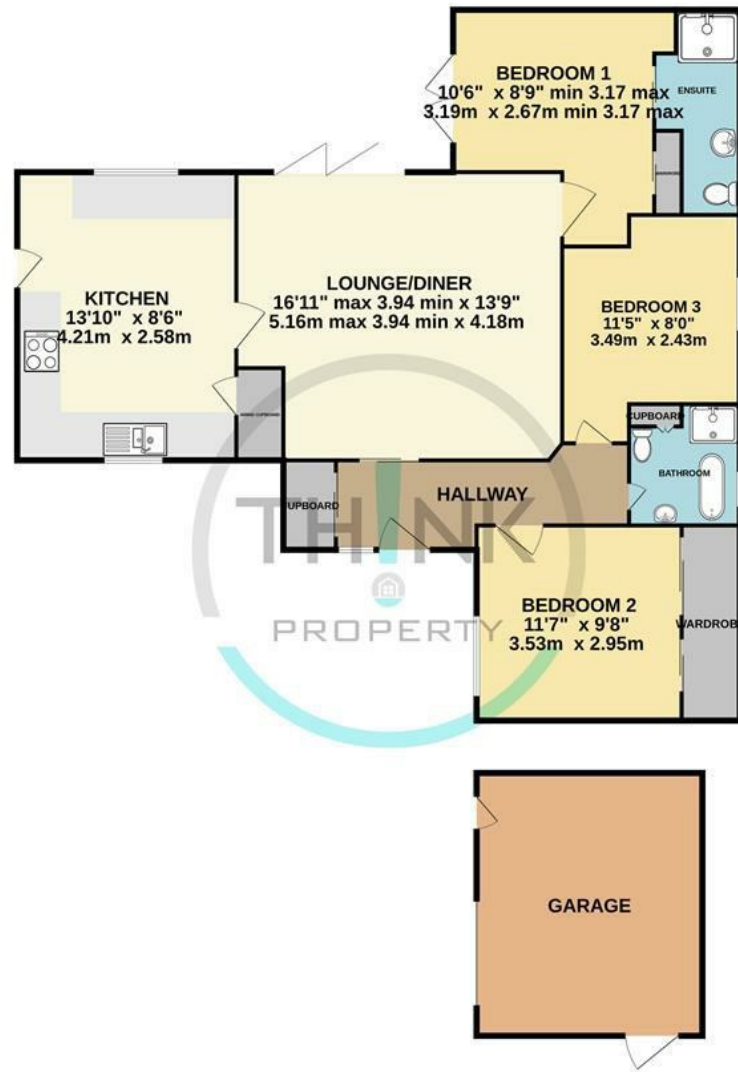
Fitted with a four piece suite with free standing bath, separate shower cubicle, wash basin and W.C with storage cupboard built in, underfloor heating and window to the side aspect.

Outside

The property is approached by a driveway providing off road parking and leading to a detached garage with two external access doors and an up and over door with power and lighting. To the front of the property there is a hot and cold tap and side access to the rear garden. The rear garden is split into sections with lots to offer, there is an enclosed dog run, lawned area and another separate section that has been laid with rubber chippings to act as a safe play area for children plus side access to the front.



GROUND FLOOR



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Council Tax Band

C

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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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