



3 Breck Farm Close, Taverham

Offers in Region of **£450,000**

websters.



3 Breck Farm Close

Taverham, Norwich

Tucked away in a peaceful cul-de-sac in the heart of Taverham, this extended and beautifully modernised detached bungalow offers the perfect blend of sophistication, comfort, and contemporary living. With a high-quality specification throughout, this home is designed to impress at every turn.

A welcoming hallway sets the tone on arrival, complete with practical storage and access to all main rooms. A stylish cloakroom with a modern two-piece suite adds convenience.

The stunning principal bedroom extends to over 19ft, featuring built-in wardrobes, a private door to the side aspect, and a luxurious en-suite with a double shower cubicle, vanity unit, and contemporary fittings. Two further double bedrooms to the front provide flexible accommodation, one currently arranged as an additional lounge. The fourth bedroom is perfect for family, guests, or a dedicated home office. A sleek family bathroom completes the bedroom wing, boasting a four-piece suite with bath, shower, wash basin, and low-level W/C.



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At the heart of the home lies the show-stopping open-plan lounge/kitchen/dining room, extending over 28ft in width. This light-filled space features hardwood flooring, inset spotlights, and a striking central roof lantern. The modern kitchen is equipped with stylish units, ample work surfaces, a ceramic sink, space for a range cooker and American-style fridge freezer, plus a breakfast bar for casual dining. French doors seamlessly connect this space to the landscaped rear garden, while a useful utility room offers additional storage and laundry facilities.

The front of the property provides a generous shingle driveway leading to a single garage, offering excellent off-road parking. To the rear, the private west-facing garden is a true highlight, beautifully landscaped with a large patio, raised lawn, and well-stocked flower and shrub borders, all enclosed by timber fencing for peace and privacy.

- Extended detached bungalow
- Impressive specification throughout
- Quiet cul-de-sac location
- Stunning rear lounge/kitchen/dining Room
- Enclosed private garden
- Four bedrooms, principle with en-suite



GARDEN

To the front, a generous shingle driveway provides ample off-road parking and leads to a single garage. At the rear, the west-facing garden is a real feature of the home, beautifully landscaped with a spacious patio, raised lawn, and an array of mature flower and shrub borders, all enclosed by timber fencing for privacy and tranquillity.

Garage

4 Parking Spaces

Private driveway offering ample parking for four cars.

Council Tax band: C

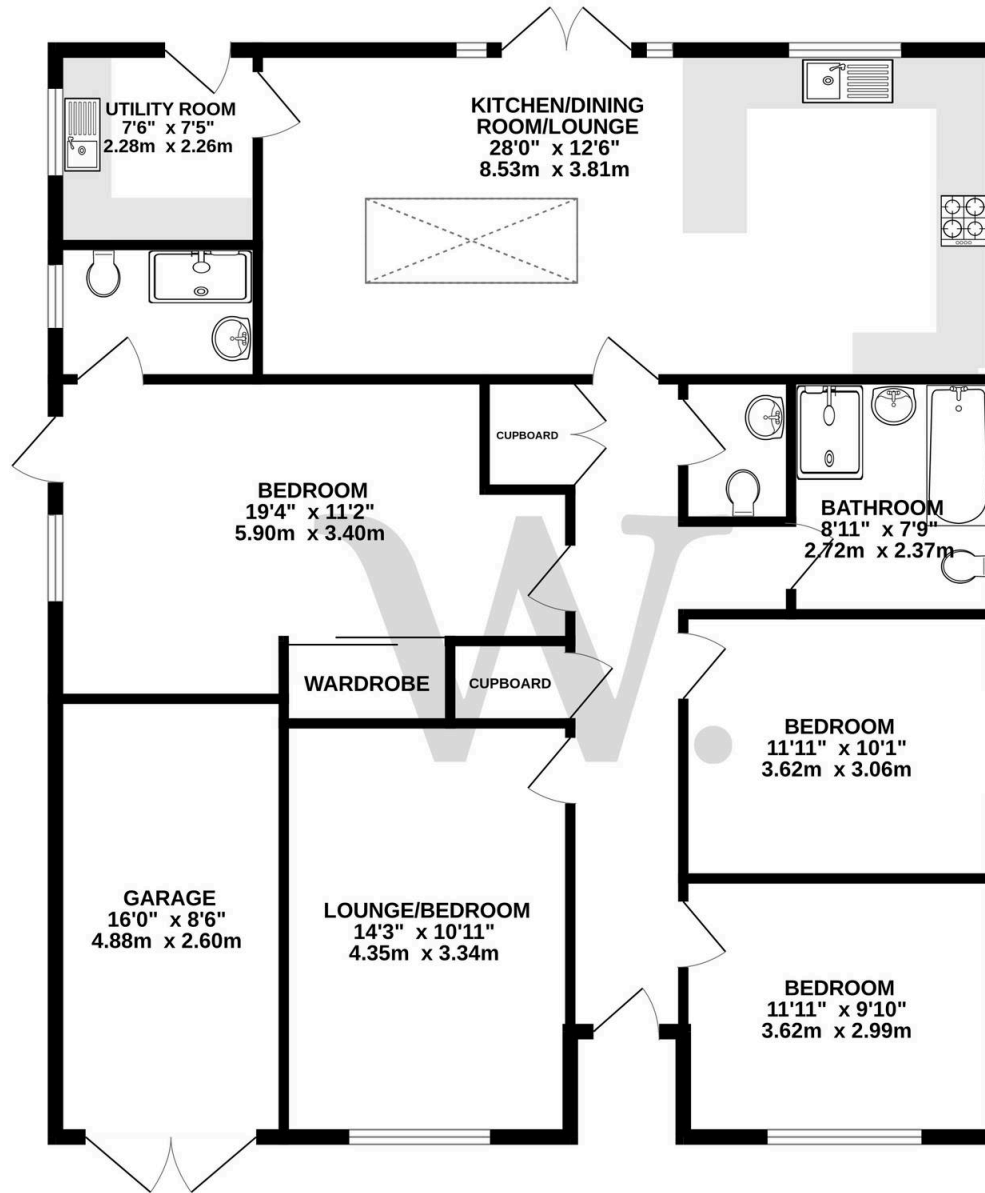
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR
1460 sq.ft. (135.7 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.

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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