



35 Taverham Road, Drayton

£450,000 Freehold



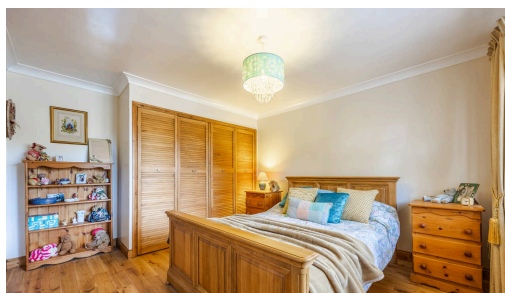
websters.

Positioned on the sought-after Taverham Road, this attractive two-bedroom detached bungalow enjoys a peaceful village setting with uninterrupted countryside views to the rear. The property has been thoughtfully modernised throughout and offers stylish, well-balanced accommodation ideally suited to a range of buyers.

The accommodation is arranged around a welcoming entrance hall with hardwood flooring, which leads to two generous double bedrooms, both benefiting from built-in wardrobes. The bathroom is finished in a timeless style, featuring a panelled bath with shower over, ceramic tiling and a heated towel rail.



- Attractive detached two-bedroom bungalow situated in the highly desirable Taverham Road location
- Beautiful uninterrupted countryside views to the rear
- Spacious open-plan sitting and dining room with a charming wood-burning stove
- Stylish, well-equipped kitchen with quality fittings and delightful views over the fields
- Elegant modern bathroom with tasteful traditional-style finishes
- Generous south-facing garden



The principal living space is particularly impressive, comprising an open-plan sitting and dining room extending to over 23 ft. A wood-burning stove provides a focal point to the sitting area, while French doors in the dining space frame attractive views across open fields and allow natural light to flood the room. The scale of this room also offers flexibility, with potential to create a third bedroom if required.

The kitchen is well-appointed with a range of wall and base units, attractive work surfaces and an inset composite sink. There is space for a range cooker with extractor above, as well as provision for a fridge, freezer and washing machine. A large window overlooks the surrounding countryside.

Outside, the property is set back from the road behind mature planting, with a generous brick-weave driveway providing ample off-road parking and access to the garage. The bungalow further benefits from newly installed uPVC double glazing and gas central heating.

Taverham Road lies within easy reach of local amenities and transport links, while the surrounding countryside offers a particularly attractive backdrop, creating a home that combines rural outlook with everyday convenience.

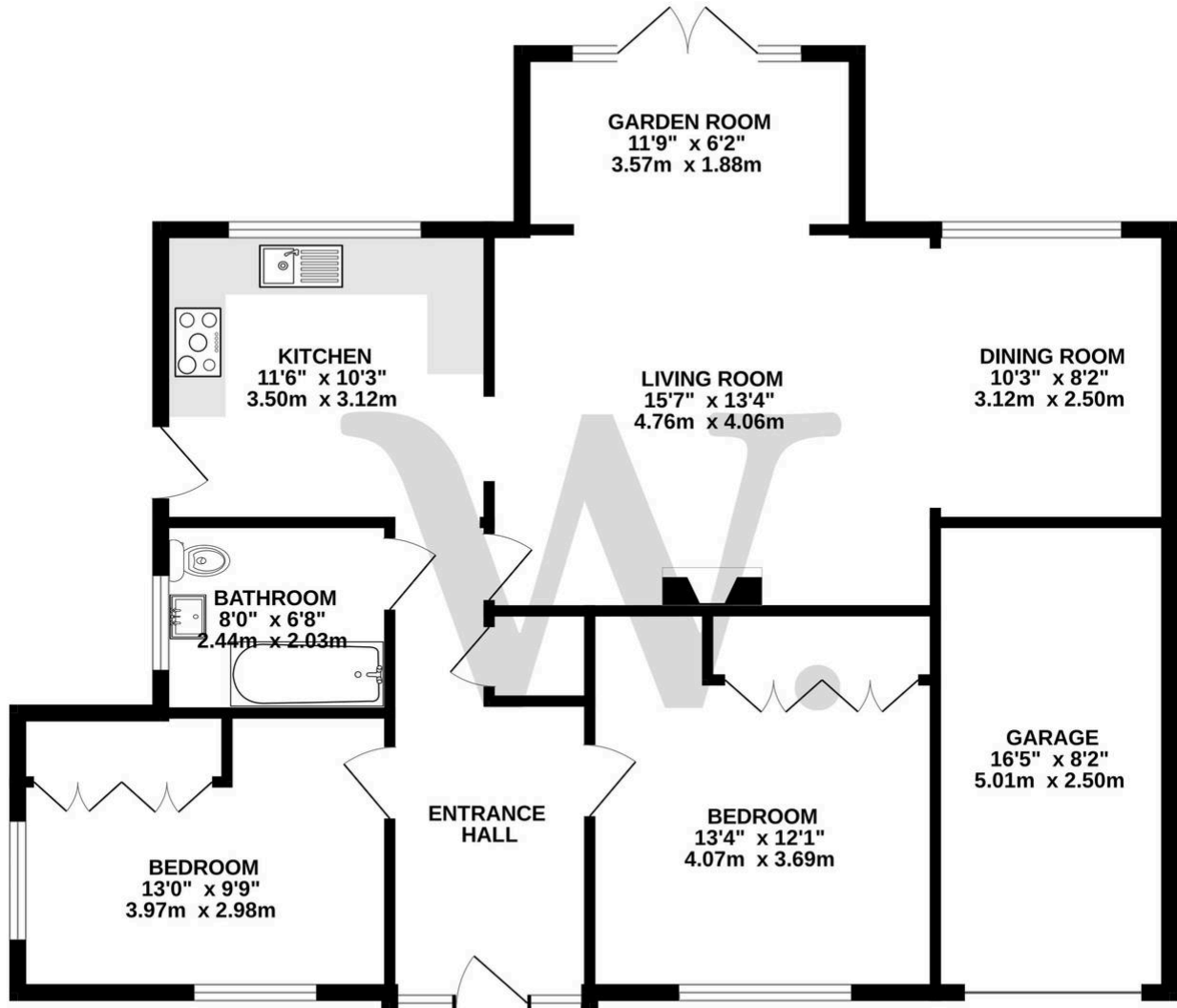
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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