



12 | Roedich Drive | Taverham | NR8 6RB

£1,400 PCM

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 87.4 sq. metres (941.1 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.

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



## Description

This three bedroom detached bungalow provides over 940 sq ft of accommodation in a popular Taverham location, within easy reach of local schools and amenities. Inside, a spacious entrance hall leads to a 17'11 living room which opens into a dining area, alongside a fitted kitchen, three bedrooms, and a family bathroom with shower over the bath.

Outside offers an enclosed rear garden, a front garden, driveway parking and a garage. Further benefits include gas central heating and double glazing. The property will be ready from April 2026.

## Key features

- Three bedroom detached bungalow
- Large entrance hall
- 12'2 Fitted kitchen overlooking the garden
- Driveway parking and garage
- Popular Taverham location, close to local schools and amenities
- Over 940 sq ft of accommodation
- 17'11 living room opening to dining area
- Enclosed rear garden plus front garden
- Gas central heating and double glazing
- Available April 2026

Council Tax Band & Local Authority: C, Broadland  
Deposit Required: £1,615

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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