



This detached family home offers spacious accommodation and is located in a secluded spot off a private road. With 4 double bedrooms, 22ft kitchen/breakfast room, 22ft sitting room together with study, utility and en-suite facilities. The garden is a good size and is surrounded by woodland and offers ample off road parking on the driveway together with a garage.

Available: Beginning November 2024

Furnishing: Unfurnished

Council Tax: Band E

No smokers

No pets

Damage Deposit: £2,301.00

Holding Deposit: £460.00

Situation

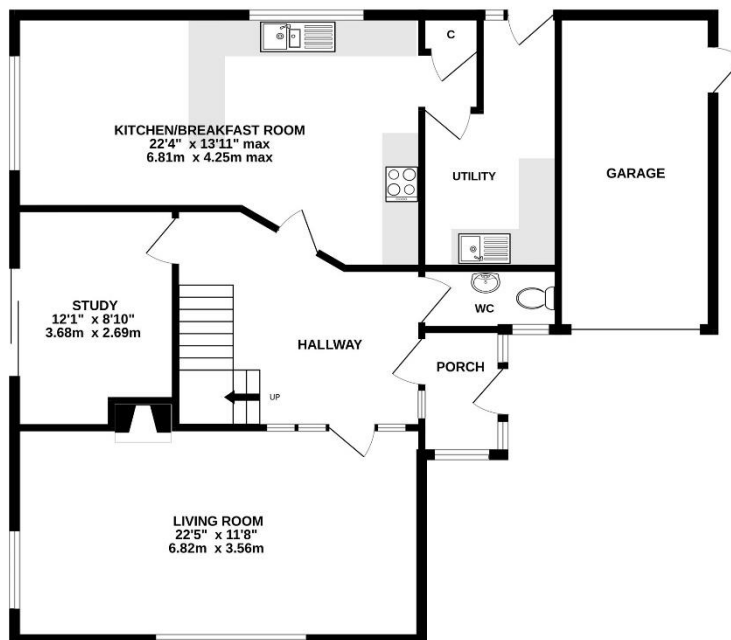
Taverham is a popular village located on the outskirts of Norwich, roughly 6 miles from the City centre. The village hosts a range of amenities, including a selection of shops, Lidl supermarket, doctors surgery, pharmacy and dentist to name a few. Taverham also has a primary and secondary school. The village is known for its popular fishing lakes and is conveniently placed for fast access onto the NDR (Northern Distributor Road) which provides good access to Norwich Airport (6 miles away) and the North Norfolk coast (which can be reached in roughly 40 minutes).

Directions

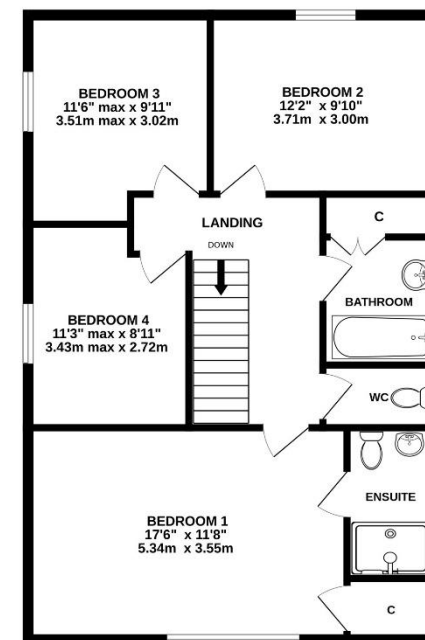
From Lenwade, on the A1067 (Fakenham Road), head in the direction of Norwich and continue past Attlebridge and at the first NDR (North Distributor Road) roundabout, take the second exit to stay on Fakenham Road. Take the fourth turning right onto Sandy Lane and proceed to the roundabout. Proceed straight over and take the immediate right hand turning onto Taverham Park Avenue. Continue through the wrought iron gates and the property is the last on the right hand side.

EPC Rating: E/51

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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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