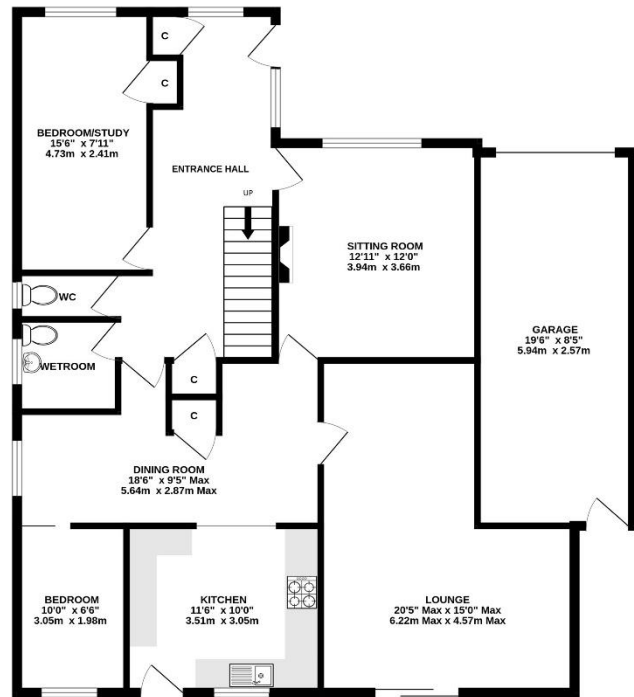




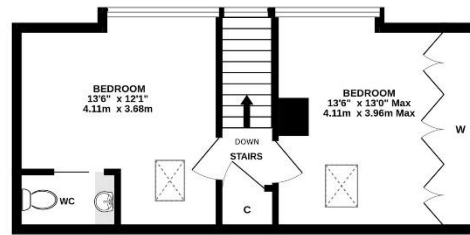
ICONIC
ESTATE AGENTS

Springfield Road, Taverham
OIEO £400,000 Freehold

GROUND FLOOR



1ST FLOOR



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Deceptively Spacious Link Detached Home
- Four Bedrooms
- 20ft Lounge
- Dining Room & Sitting Room
- Downstairs Wet Room
- Two Downstairs & One Upstairs Toilet
- Stunning 1/3 Acre Plot (stms)
- Attached Garage & Ample Parking
- Solar Panels
- Close To All Local Amenities
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band D

Description

Iconic estate agents are delighted to offer for sale, this deceptively spacious four bedroom link detached family home in a requested Taverham location and offered with NO ONWARD CHAIN.

The extended and improved property boasts accommodation which comprises; spacious entrance hall with stairs rising to the first floor, 20ft lounge, separate sitting room, 15ft study/bedroom, 18ft dining room, single bedroom and kitchen. The downstairs accommodation is completed by a cloak room and a three piece wet room.

Upstairs, there are two double bedrooms with the master boasting an en-suite cloak room and hand basin while the second double room offers fitted wardrobes.

Outside

Outside the property gives a disabled access to the front along with ample parking and an attached garage.

To the rear, there is a generous mature, third of an acre west facing enclosed garden (sstp), that offers a spacious patio area and lawn garden.

The property further boasts solar panels that benefit from a feed in tariff that will be transferred to the new owners.

The property is situated within easy access to the local schools, shops and amenities that Taverham has to offer and early viewings are strongly advised to appreciate the space on offer!

Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools in the area. There is also a regular bus route through the village.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Solar Panels are all connected. There is Broadband to the property.

Local Authority

Broadland District Council, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Roedich Drive and take second turning right into Springfield Road where the property can be found indicated by our For Sale Board.

