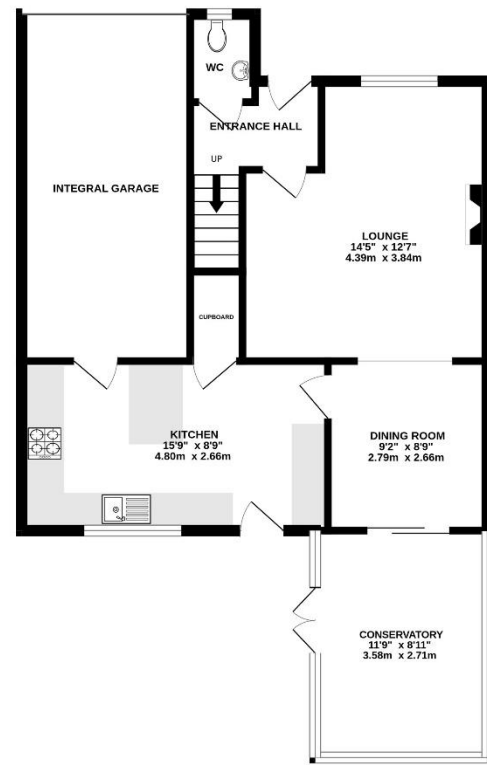
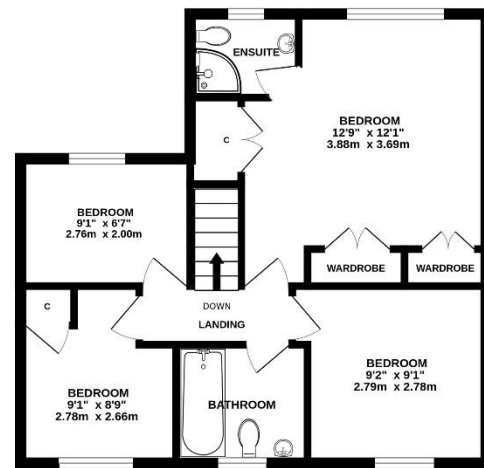


Argyll Crescent, Taverham
OIEO £365,000 Freehold

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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.
Made with Metropix 62023



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.

- Immaculately Presented Family Home
- Four Bedrooms
- Re-Fitted En-Suite & Cloakroom
- Re-Fitted Luxury Kitchen/Breakfast Room
- Lounge, Dining Room & Conservatory
- Sunny Enclosed Rear Garden
- Envidable Position Overlooking Woodland
- Garage & Driveway
- Requested Cul-de-Sac Location
- EPC Rating D / Council Tax Band D

Description

Immaculately presented detached family home, positioned in a sought after cul-de-sac position in Taverham.

The property has been updated throughout and offers accommodation which comprises; entrance hall with stairs rising to the first floor and a re-fitted cloakroom. Spacious lounge with feature fireplace and an arch through to the dining room which then leads onto the conservatory that boasts a recently installed cosy roof. The downstairs accommodation is completed by the 15ft open plan recently fitted kitchen/breakfast room that offers a breakfast bar and integrated appliances.

Upstairs offers four bedrooms and a re-fitted family bathroom suite off the landing, with the master bedroom offering fitted wardrobes and a recently fitted en-suite shower room.

Outside

To the front of the property there is a brick weave driveway along with an integral garage while to the rear there is an enclosed garden that backs onto protected woodland offering a high degree of privacy. The garden boasts a lawn area, spacious patio with enviable woodland views.

The property is located within walking distance to the Ghost Hill Infant School, and is accessible to all the schools and amenities that Taverham has to 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 Broadband are all connected.

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 into the village of Drayton. Take the left fork onto Taverham Road and take the second turning right into Orchard Bank. Continue to the top of the road and follow it round onto Cameron Green and take the third turning left into Argyll Crescent where the property can be found indicated by our For Sale Board.

