

Nightingale Drive, Taverham
Guide £575,000 - £600,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

Taverham **01603 261104** **rightmove** **ZOOPLA** **nTheMarket.com** **THE GUILD PROPERTY PROFESSIONALS**
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.

- Substantial Detached Family Home
- Four Bedrooms & Two En-Suites
- Modern Kitchen With Central Island
- Lounge, Dining Room & Garden Room
- Utility Room & Study
- Family Bathroom Suite
- Generous Private & Mature Rear Garden
- Double Garage & Ample Driveway
- Offered With No Onward Chain
- EPC Rating D/ Council Tax Band E

Description

Offering substantial versatile accommodation throughout, we are pleased to bring to the market this wonderful four bedroom detached home situated on a leafy road within the popular village of Taverham.

Standing on a generous private plot this great family home is also offered with no onward chain and early viewing is advised.

The accommodation comprises; an entrance porch with ample storage space and a further door leading into the inner hallway. The inner hallway is also a good size with doors leading to the majority of the principal ground floor rooms and a staircase rising to the first floor landing. The dual aspect sitting room is situated to the front aspect of the home and features French doors leading into the dining room. The dining room is spacious and opens into the garden room with two sets of patio doors which lead into the rear garden. The kitchen offers a range of modern wall and base units with central island housing the electric hob and features a large copper extraction hood above. Additionally, there is a separate built in oven, built in microwave and tiled flooring throughout. The kitchen opens into a spacious breakfast/dining area with ample space for a dining table, window to the rear aspect and door to the utility room. The utility room again has a range of wall and base units with space and provision for a washing machine and tumble dryer. There is also an inset composite sink with drainer, tiled flooring and a door leading to the rear garden.

Furthermore, from the hallway there is access to the study and ground floor cloakroom. The master bedroom is situated on the ground floor with sliding doors leading out to the rear garden. There is also access to a modern en-suite shower room with a four piece suite comprising of low level WC, bidet, hand wash basin and a double shower cubicle. To the first floor the landing has a storage cupboard and serves three bedrooms and the family bathroom. The three bedrooms are well proportioned and the family bathroom has a three piece suite. The master first floor bedroom has a range of fitted bedroom furniture and has secret doors which lead to the en-suite shower room

Outside

Outside to the front aspect there is an enclosed garden with hardstanding providing ample parking for vehicles and access to the double garage with up and over door, power and lighting. To the rear of the property there is a beautiful mature garden with a range of flower and shrub borders. The garden is mainly laid to lawn with two separate patio areas and a paved footpath serving both. There is also summerhouse and access gate to the side aspect.

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 are all connected.

Local Authority

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

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Sandy Lane and take the second turning right into Nightingale Drive where the property can be found on the right hand side.

