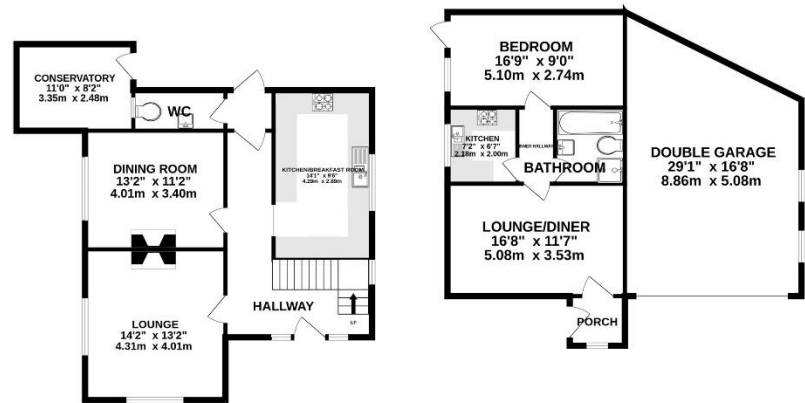




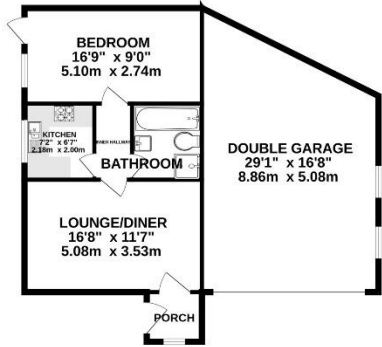
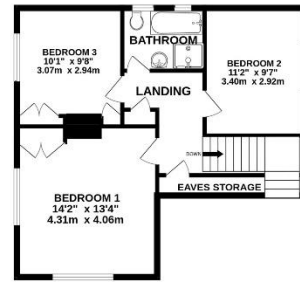
**ICONIC**  
ESTATE AGENTS

Fakenham Road, Taverham  
Guide Price £450,000 - £475,000 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.

- Traditional Detached Family Home
- Three Bedrooms
- Modern Re-Fitted Kitchen
- Spacious Dual Aspect Lounge
- Dining Room & Conservatory
- Generous Rear Garden
- One Bedroom Detached Annexe
- Modern Kitchen
- Generous Lounge Plus Shower Room
- Double Garage, Car Port & Driveway
- EPC Rating D / Council Tax Band E
- Annexe EPC Rating C / Council Tax Band A

## Description

Introducing this attractive three bedroom family home situated the heart of Taverham, Norwich.

This great property enjoys easy access to local amenities, schools, and parks. The surrounding area offers a peaceful and friendly community, while the nearby transport links ensure a convenient commute to Norwich and other nearby towns.

This traditional three-bedroom family home with a detached one-bedroom annexe and a double garage is a rare find in Taverham, offering a unique blend of versatility, space, and charm. Whether you're looking for a multi-generational living arrangement or seeking a property with potential for rental income, this residence caters to various lifestyle needs, making it a real must-see property.

The accommodation of the main house comprises; entrance hallway with staircase rising to the first floor with doors leading to all principal rooms and the downstairs cloakroom. The sitting room is a good size and benefits from dual aspect windows to the front and side. The dining room is a lovely traditional room with a window to the side aspect and doorway leading into the conservatory. The conservatory is bright and airy offering a further door leading to the rear garden. There is also a lovely modern kitchen fitted with a range of wall and base units throughout with roll top work surfaces above. There is also an integral electric oven, separate five ring gas hob with extractor above and an integral microwave. Furthermore, there is space for other appliances including a fridge freezer, washing machine and a dishwasher.

To the first floor there are three well-proportioned bedrooms with both the principal bedrooms and second bedroom offering built in wardrobes and storage. The family bathroom is a modern white suite comprising of a panel bath, shower cubicle, low level WC and hand wash basin.

## Annexe

The annexe is a great size and also offers potential to be extended further into the double garage (STP). Currently the accommodation of the annexe comprises of a generous sitting/dining room, modern kitchen, shower room and a great size double bedroom to the rear with access into the rear garden.

## Outside

Outside to the front aspect there is a car port providing covered parking for another car and a large shingle driveway together with the double garage. The property is also enclosed by double gates to the front and is surrounded by a mixture of mature hedging and timber fencing. To the rear aspect, the property benefits from a low maintenance garden which is mainly paved and also enclosed by timber fencing.

## 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 E / Annexe A

## Tenure

Freehold

