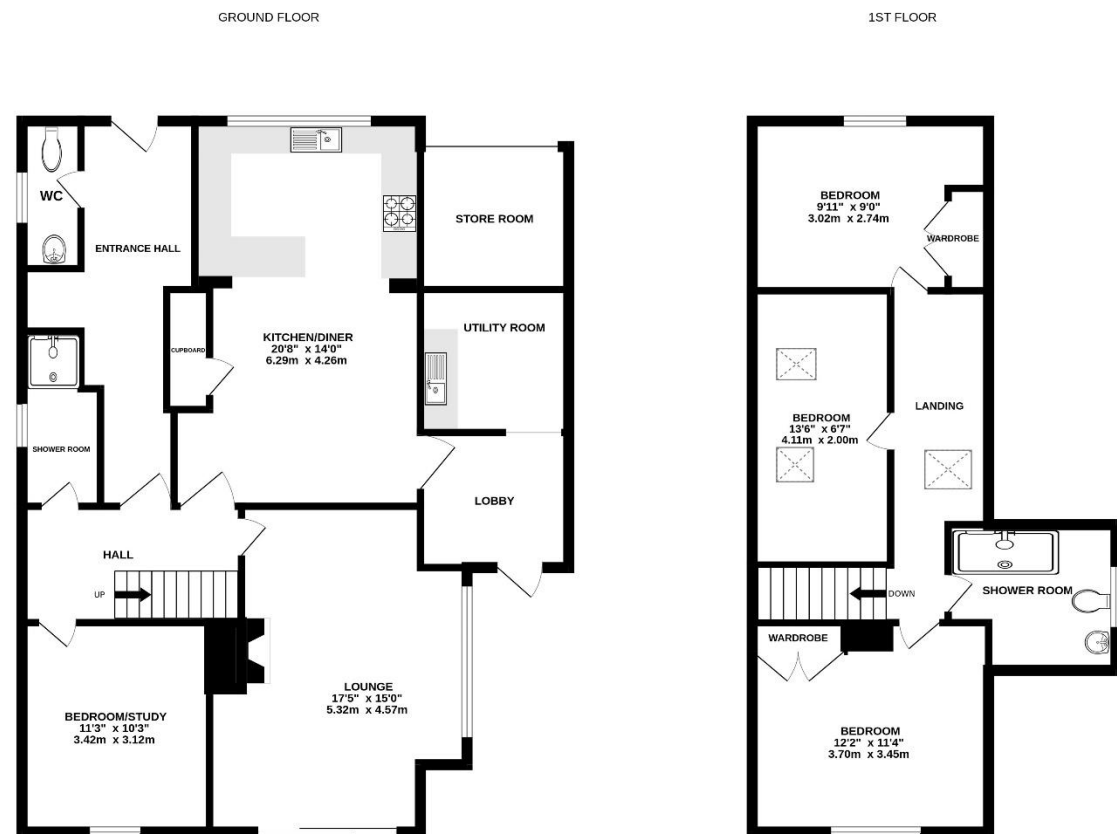


Lloyd Road, Taverham
OIEO £400,000 Freehold



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 Detached Home
- Four Bedrooms
- Recently Re-Fitted Kitchen/Diner
- Utility Room
- Lounge
- Two Shower Rooms
- Sunny Enclosed Rear Garden
- Ample Parking To The Front
- Sought After Taverham Location
- EPC Rating D / Council Tax Band D

Description

Iconic estate agents are delighted to bring to the market this recently updated detached family home, located in a sought after cul-de-sac position in Taverham.

The property has been updated by the current owners and boasts accommodation which comprises; spacious entrance hall with doors leading to the inner hallway, updated cloakroom and shower room. The 20ft open plan kitchen/diner has just been re-fitted and now boasts a luxury kitchen with a range of wall and base units with a work surface over, along with an integrated hob and oven. The downstairs accommodation is completed by the study/bedroom 4, enclosed lounge that boasts patio doors to the garden and a recently installed utility room.

Upstairs there are three bedrooms and a shower room off the landing with the master bedroom boasting a fitted wardrobe.

Outside

Outside the property offers ample parking top the front along with access to the store room that was previously the garage, while to the rear there is a laid to lawn fence enclosed garden with a patio area a recently laid decked area a shed and summer house that has electric and lighting.

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 Wensum Valley Hotel, Golf and Country Club, Taverham Mill Nature Reserve which is a haven for anglers, walkers and nature lovers, a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools including Langley Preparatory School 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 Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Lloyd Road and take the first turning left and follow the road round. Take the next right where the property can be found on the left hand side.

