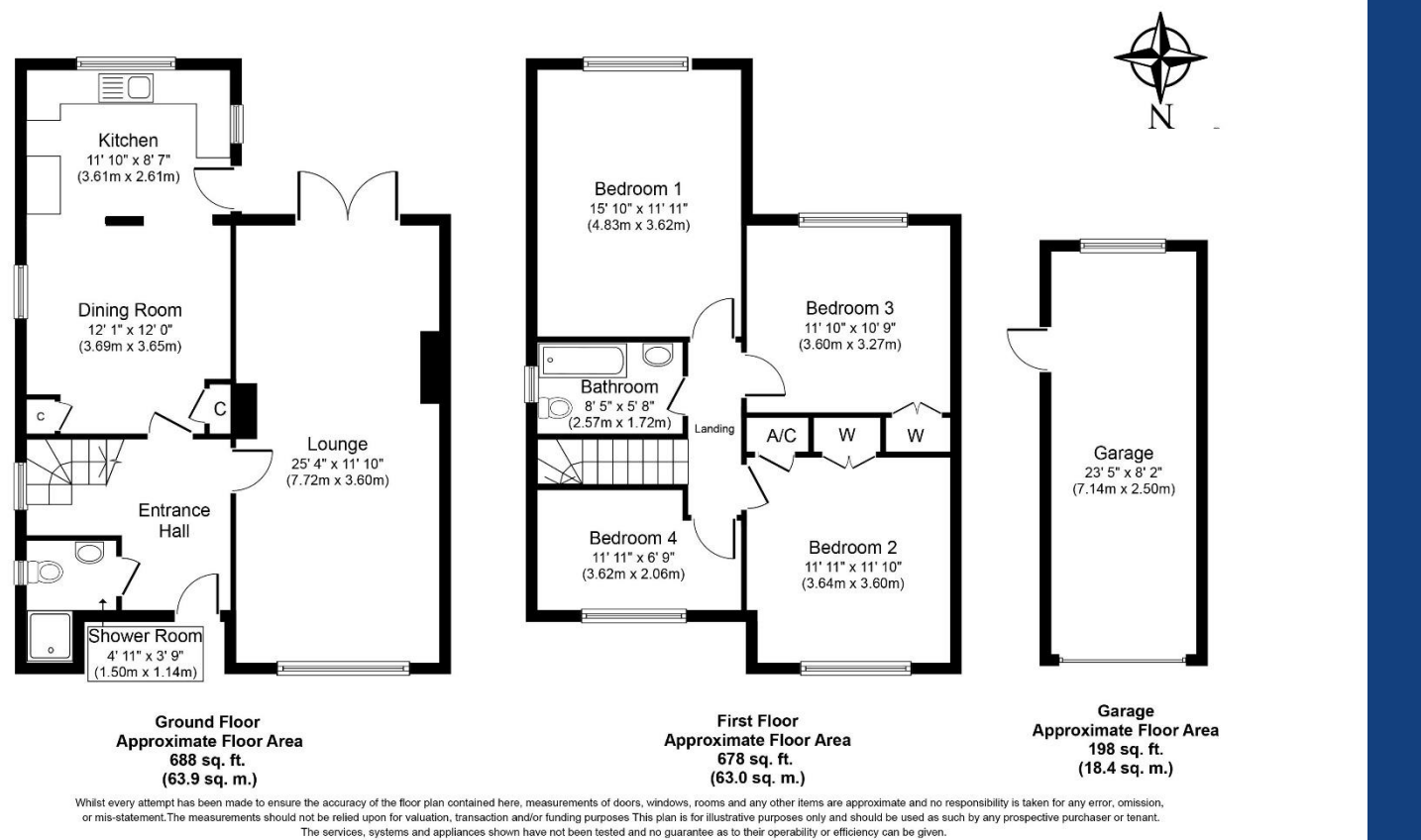


Shakespeare Way, Taverham
£415,000 Freehold



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.

- Spacious Detached Family Home
- Entrance Hallway
- Four Good Size Bedrooms
- Lounge With Feature Fireplace
- Dining Room
- Family Bathroom & Downstairs Shower Room
- Mature Generous Rear Garden
- Driveway & Tandem Garage
- Close To All Local Amenities
- EPC Rating D / Council Tax Band D

Description

Iconic are pleased to market this attractive four bedroom family home situated in Taverham.

Having been well kept by the current owners the property offers great living space and also features a long mature garden.

The accommodation comprises; entrance hallway with stairs rising to the first floor and doors which lead to the shower room, sitting room and kitchen/dining room. The shower room is situated from the entrance hallway and features a three piece suite with low level WC, hand wash basin and shower cubicle. The sitting room is generous in size measuring over 25' in length and has a window to the front aspect, feature brick built fireplace and French doors which lead to the rear garden. The dining area is a great entertainment space, features two storage cupboards and opens into the kitchen. Offering a range of fitted wall and base units there is also ample space and provision for appliances with a door to the side aspect.

To the first floor, there is a landing which has doors leading to all principal rooms. All the bedrooms are well proportioned with the second and third rooms benefitting from built in wardrobes. There is also a family bathroom with three piece suite off the landing.

Outside

Outside the property has a driveway which offers ample off road parking, with car port to the side aspect and lawned area to the front. The driveway leads to the tandem garage with up and over door and measures 23' in length.

To the rear aspect there is beautiful established garden which is mainly laid to lawn with a mixture of flower and shrub borders, mature trees and a garden shed.

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 the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and continue along. Turn right into Shakespeare Way where the property can be found on the right hand side.

