

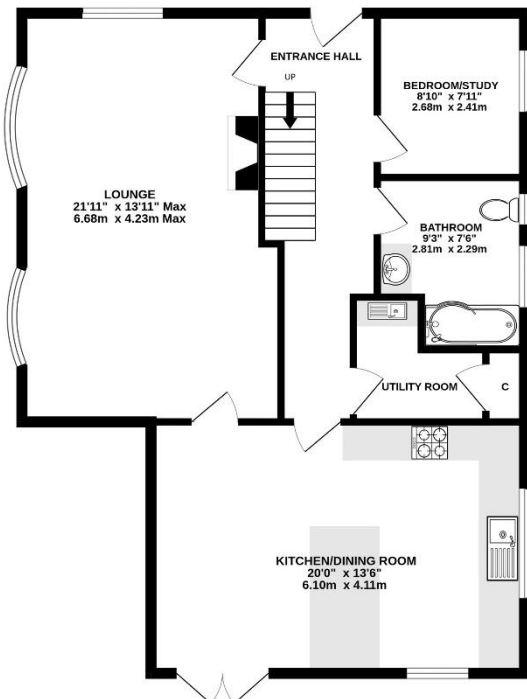


**ICONIC**  
ESTATE AGENTS

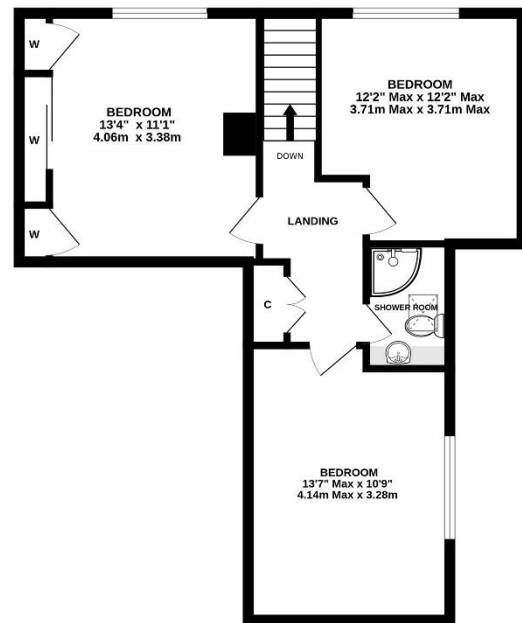
Millers Breck, Taverham  
OIEO £425,000 Freehold



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.

- Extended & Improved Detached Home
- Three/Four Bedrooms
- Entrance Hallway
- 20ft Open Plan Kitchen/Diner
- Spacious Lounge
- Downstairs Bathroom

- Utility Room
- Upstairs Shower Room
- Garage & Driveway
- Sought After Taverham Location
- Early Viewing Highly Recommended
- EPC Rating D / Council Tax Band D

## Description

Situated in a desirable cul-de-sac position in Taverham, this deceptively spacious detached family home is a must see for anyone looking for their forever property.

The property offers generous accommodation throughout which comprises; inviting entrance hallway with stairs rising to the first floor and gives access to the study/bedroom 4, a generous 21ft lounge with feature fireplace and two bay windows to the front aspect, plus a modern three piece family bathroom suite and a separate utility room. The generous 20ft open plan kitchen/diner which boasts a modern grey shaker style kitchen with a range of wall and base units and work surface over, also boasts a range of integrated appliances.

Upstairs there are three double bedrooms off the landing with two boasting fitted wardrobes and a re-fitted three piece shower room.

## Outside

Outside to the front, the property is accessed via a generous driveway, garage and a raised bed garden, whilst to the rear there is a generous corner plot mature garden which is fence enclosed.

The garden is mostly laid to lawn with some shrub and flower borders along with a wooden pergola, shed and greenhouse.

The property is situated within easy access of the local schools, shops and all the 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 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 the Fakenham Road heading towards Taverham. Turn left into Baldrick Road, at the junction turn left into St Walstans Road and continue along and turn left into Millers Breck where the property can be found on the right hand side.

