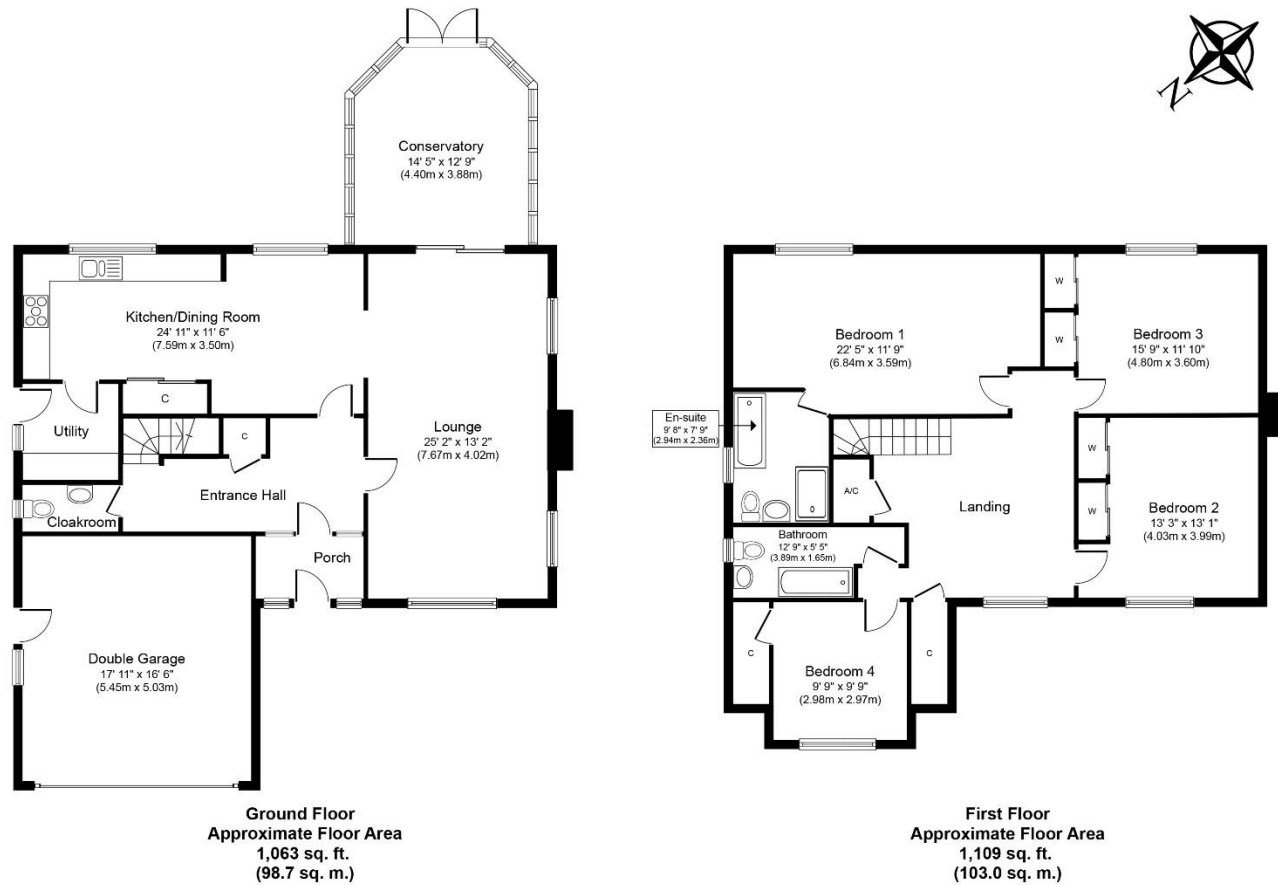


Sandy Lane, Taverham  
£650,000 - Freehold



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**  
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.

- Executive Detached Family Home
- Four Generous Bedrooms
- Luxury 24ft Open Plan Kitchen/Dining Room
- Spacious Lounge With Wood Burning Stove
- Conservatory & Utility Room
- Generous Plot In Excess Of Quarter 1/4 Acre
- Re-Fitted En-Suite & Family Bathroom
- Solar Panels
- Double Garage & Ample Driveway
- Sought After Taverham Location
- Early Viewings Highly Recommended
- EPC Rating D / Council Tax Band F

## Description

Iconic estate agents are delighted to bring to the market, this enviable family home in a sought after Taverham location. The deceptively spacious detached property has undergone substantial renovation throughout, with early viewings strongly advised. The property boasts accommodation which comprises both porch and hall entrances, with stairs rising to the first floor and doors leading to the spacious 25ft lounge, cloak room & 24ft open plan kitchen/dining room.

The Lounge offers both dual aspect windows to the front and side along with patio doors which lead through to the conservatory along with a wood burning stove and feature fire place. The recently re-fitted kitchen/diner offers a range of wall and base units along with work surface over, there are also some integrated appliances which include a dishwasher, fridge/freezer, oven and double gas hob. There is also a separate utility room which completes the downstairs accommodation.

Upstairs there are four generous double bedrooms with the master bedroom boasting a recently re-fitted four piece en-suite, there is also a re-fitted three piece family bathroom off the incredibly spacious landing area which could offer alternative uses for a home office or play area.

## Outside

The property is situated on a generous mature plot, in excess of a quarter of an acre.

Offering ample parking for several vehicles to the front along with access to the integral double garage. To the rear there is a tiered mature garden that offers a high degree of privacy. The sunken patio area is ideal for entertaining and family barbeques with the raised garden area offering a mature lawn area and a woodland outlook with views over Taverham.

The property is ideally located within easy access of the local shops, schools and amenities that Taverham has to offer and we strongly advise an internal viewing to avoid disappointment, so call Iconic today!

## 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. The property further benefits from having solar panels installed which offers a 0.15p per kw export value and a 5kw battery for the electricity storage.

## Local Authority

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

Council Tax F

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto the Fakenham Road heading towards Taverham. Turn left into Sandy lane and follow the road where the property can be found on the left hand side.

