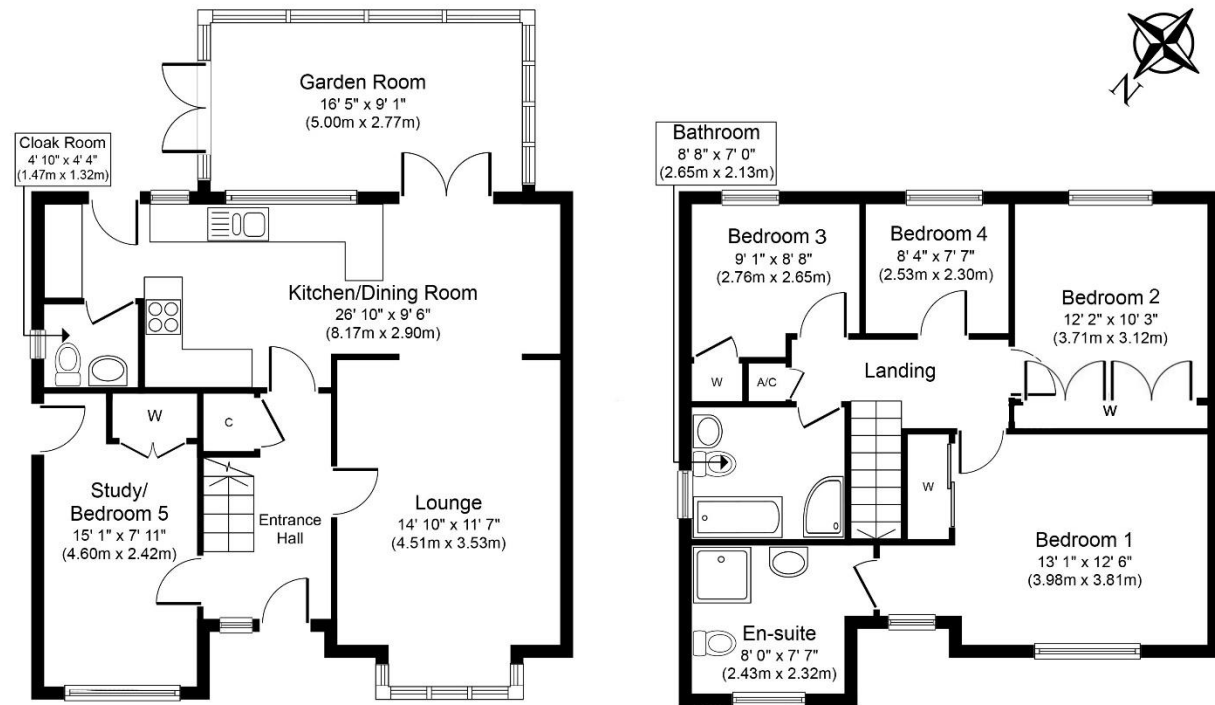


Priorswood, Taverham  
OIEO £425,000 Freehold



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
- Hall Entrance
- Four/Five Bedrooms With Master En-Suite
- Generous Bay Fronted Lounge
- 16ft Garden Room
- Stunning Kitchen/Dining Room
- Family Bathroom Suite & Downstairs Cloakroom
- Enclosed Rear Garden
- Driveway Providing Ample Off Road Parking
- EPC Rating Tbc / Council Tax Band D

## Description

Iconic are pleased to market this stunning five bedroom family home situated in Taverham.

Completely modernised throughout, this spacious home also features a 16' garden room to the rear and early viewing is advised.

The accommodation comprises; entrance hallway with storage cupboard, stairs which rise to the first floor and doors which lead to all principal rooms. The former garage space has been converted to offer a 15' ground floor bedroom with built in wardrobes and a door to the side aspect. The sitting room is generous in size with a bay window to the front aspect and an opening to the rear aspect into the dining area. The kitchen is simply stunning and fitted with a range of high quality wall and base units throughout with quartz work tops above. There are fitted appliances as well as an inset sink/drainer and breakfast bar providing seating. Furthermore, there is a door which leads to the newly refurbished downstairs cloakroom with two piece suite. The dining area has French doors to the garden room which benefits from a Guardian warm roof and two velux windows and enjoys views to the rear and further French doors which lead to the rear garden.

To the first floor there is a landing with airing cupboard and doors which lead to all bedrooms and the family bathroom. The principal bedroom is spacious in size and has mirrored built in wardrobes and access to the generous en-suite shower room. The shower room is modern and has a three piece suite comprising of a shower cubicle, low level WC and hand wash basin.

There are three further bedrooms, 2<sup>nd</sup> double bedroom with fitted wardrobes, all with a bright aspect and a modern spacious family bathroom all situated from the landing.

## Outside

To the outside there is a driveway providing ample parking for upto 4 vehicles to the front aspect surrounded by mature trees and shrub borders. To the rear aspect there is an enclosed garden which is surrounded by mature trees. It is a well maintained and stacked garden with large pergola over a patio area.

## 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

## Directions

Leave Norwich via the Reepham Road and continue through Hellesdon. Take the second turning into Drewray Drive and the second turning into Priorswood where the property can be found on the right hand side.

