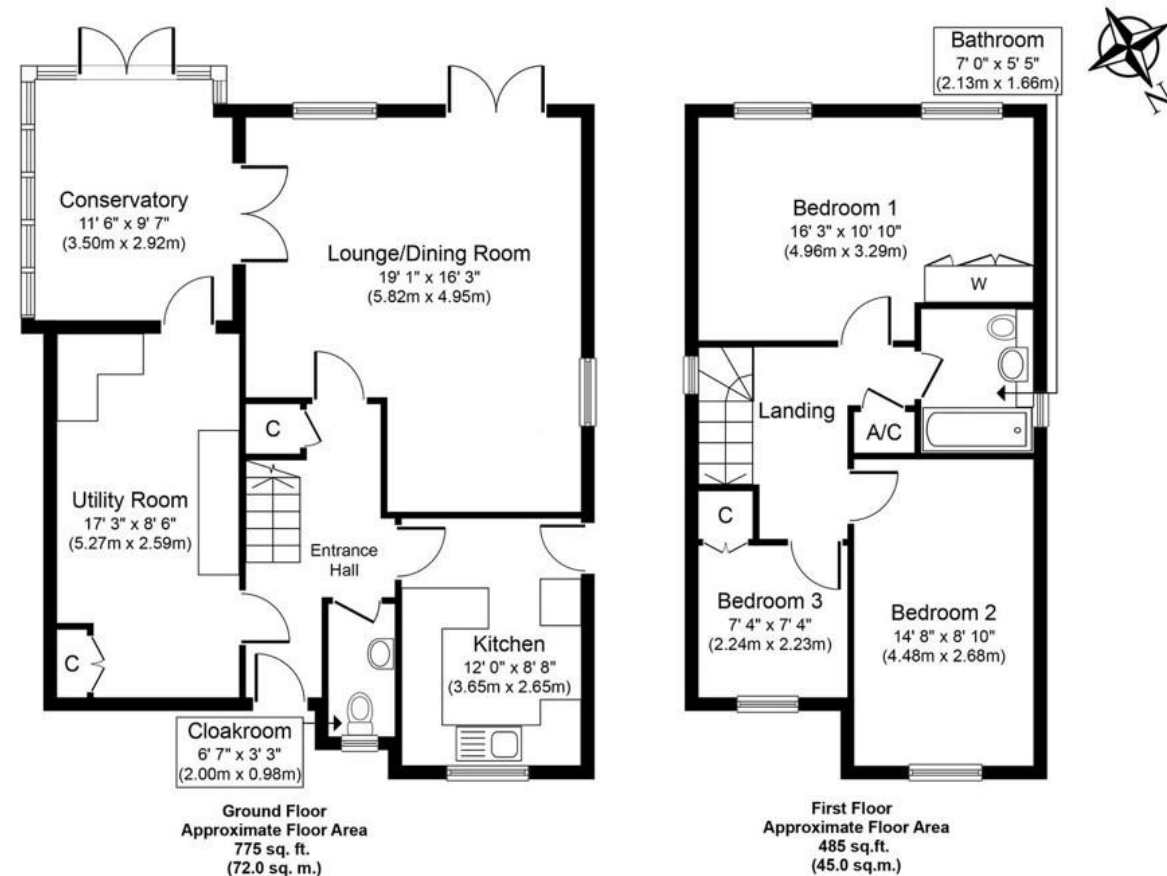




ICONIC
ESTATE AGENTS

Barberry Close, Taverham
OIEO £350,000 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.

- Immaculate Detached Family Home
- Entrance Hallway With Cloakroom
- Three Bedrooms
- Modern Kitchen
- Lounge/Dining Room

- Conservatory
- Utility & Re-Fitted Family Bathroom
- Low Maintenance Rear Garden
- Located Close To Amenities
- EPC Rating C / Council Tax Band D

Description

Iconic are pleased to present this attractive detached family home situated on an extremely sought after road in Taverham close to all amenities and schools.

Completely modern throughout, this wonderful home occupies a great corner plot and is located at the end of a quiet cu-de-sac.

The accommodation comprises; entrance hallway with storage cupboard, downstairs cloakroom, stairs rising to the first floor and doors leading to all rooms. The kitchen is located to the front aspect and is fitted with a range of modern wall and base units with roll top work surfaces over and has a breakfast bar. The sitting/dining area is L-shaped and also gives access to the conservatory at the rear with further French doors that lead to the enclosed garden at the rear. Additionally, there is a converted garage space which is currently used as a utility room. This could also be used as a large office space or second sitting room.

To the first floor, there are three bedrooms and a re-fitted family bathroom.

Outside

Outside, the property is approached via a driveway which provides ample parking with access pathway to the side aspect. To the rear, there is a low maintenance garden which wraps around to the West of the property.

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

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road heading towards Taverham. Turn left into Beech Avenue and take the first turning left into Maple Drive. Take the first turning right into Barberry Close where the property can be found on the left hand side.

