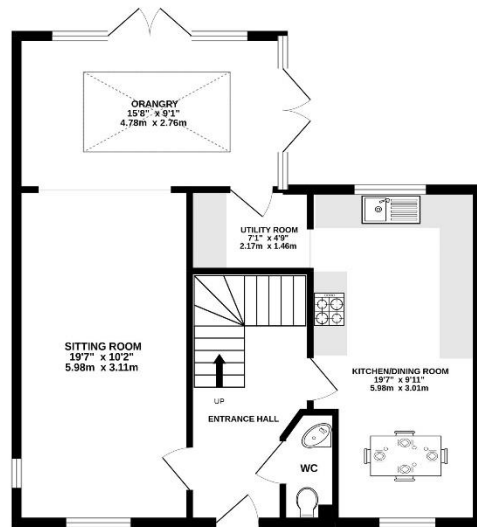




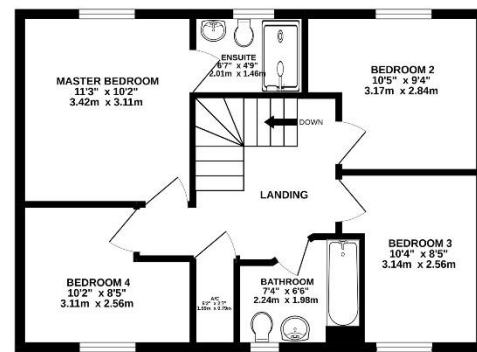
ICONIC
ESTATE AGENTS

Hubbards Loke, Gt. Witchingham
Guide Price £450,000 - £475,000 Freehold

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.

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.

- Executive Detached Family Home
- Four Bedrooms With Master En-Suite
- Kitchen With Integrated Appliances
- Spacious Sitting Room
- Stunning Orangery

- Three Piece Family Bathroom Suite
- Enclosed Rear Garden
- Garage & Driveway
- Popular Village Location
- EPC Rating C / Council Tax Band D

Description

Iconic are pleased to bring to the market this extended four bedroom detached home. Situated in the popular village of Great Witchingham this great property is offered in immaculate condition throughout and is located in a quiet cul-de-sac.

The accommodation comprises; entrance hallway with downstairs cloakroom, stairs rising to the first floor and doors leading to all rooms. The sitting room is a good size and now benefits from an opening leading to the stunning orangery that overlooks the rear garden and offers beautiful field views.

Furthermore, there is a door leading to the modern utility room and French doors which give access to the private rear garden. The kitchen has a range of modern wall and base units with integrated appliances and opens into the dining area with ceramic tiled flooring throughout.

Upstairs there are four well proportioned bedrooms with the master offering an en-suite shower room. There is also a family bathroom with a three piece suite.

Outside

Outside to the front of the property there is small lawned area with a pathway leading to the front door, additionally there is a brick weave driveway providing ample off road parking and leads to the single garage with up and over door. The rear garden is mainly laid to lawn with a separate patio area. The garden is enclosed by low level timber fencing to the rear allowing beautiful views of the fields to the rear.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity 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 Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Continue through Taverham on the A1067 to Great Witchingham and turn right into Hubbards Loke where the property can be found on the left hand side.

Agents Notes:

There is a charge of £276.00 per annum for the maintenance of the road.

