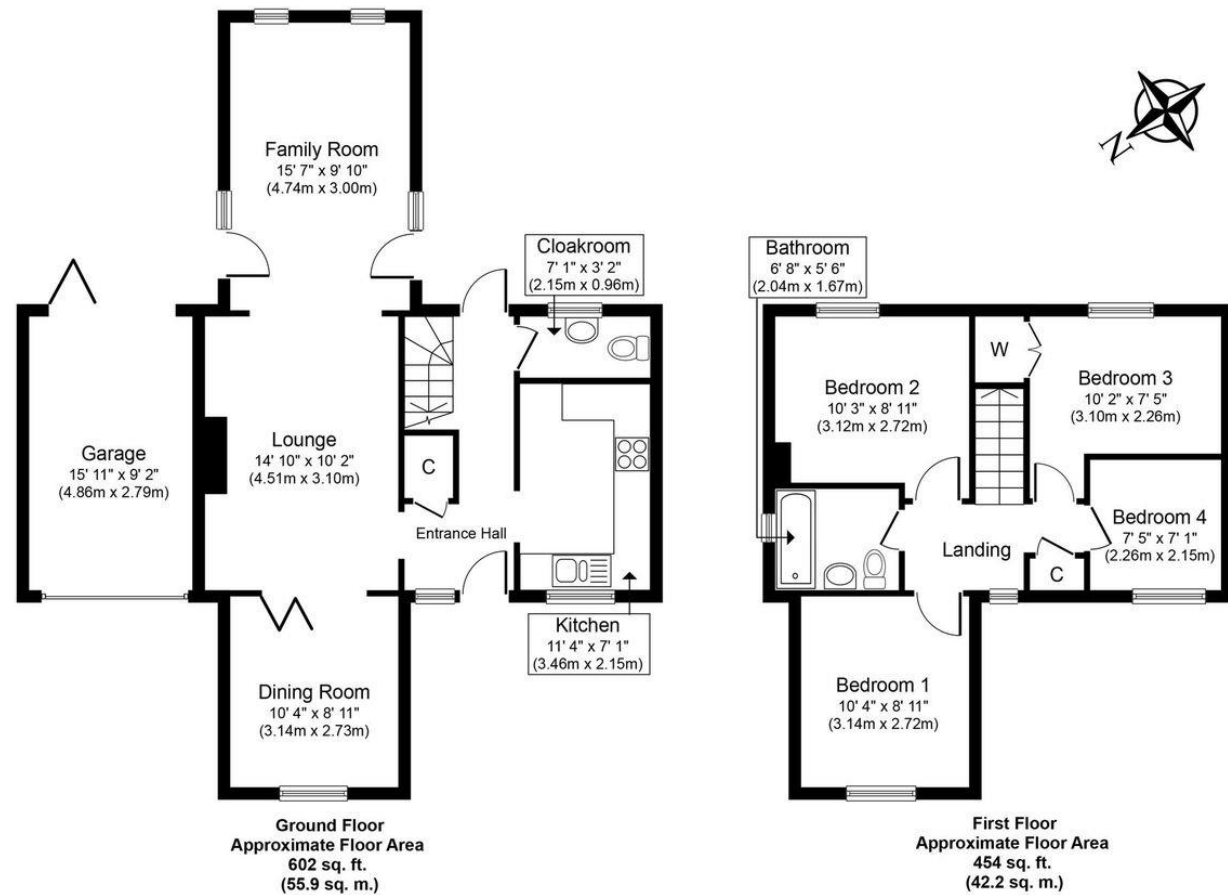




ICONIC
ESTATE AGENTS

Shakespeare Way, Taverham
£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.

- Extended Detached Family Home
- Entrance Hallway
- Four Bedrooms
- Fitted Kitchen
- Lounge, Dining Room & Family Room
- Family Bathroom & Downstairs Cloakroom
- Enclosed Rear Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

Iconic are pleased to present this extended detached family home situated in a desirable location in Taverham.

Offered to the market with no onward chain, the spacious accommodation comprises; entrance hallway with doors to the kitchen, cloakroom, lounge, dining room and family room to the rear aspect.

The kitchen has a range of wall and base units with work surface, an integrated oven and gas hob along with space for washing machine and fridge.

There is a dining room and separate 14ft lounge with fireplace and a 15ft family room with door giving access to the rear garden.

Upstairs offers four bedrooms off the landing with the third bedroom benefitting from a built-in wardrobe plus a three piece family bathroom suite.

Outside

To the rear is a panel fenced enclosed garden with lawn, patio and decking areas perfect for outside dining.

To the front there is a garage and generous driveway offering ample off road parking.

The property is offered with no onward chain and is easily accessible to the local schools, shops and amenities Taverham has to offer, so early viewings are strongly advised to avoid disappointment.

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 C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road heading towards Drayton. Take the left fork onto Taverham Road and follow the road along. Turn right into Shakespeare Way where the property can be found indicated by our For Sale Board.

