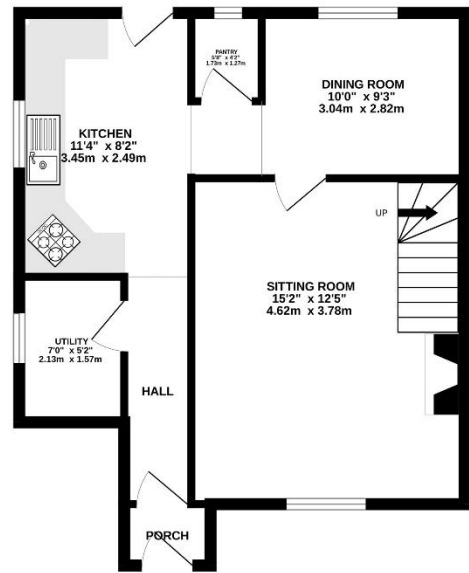
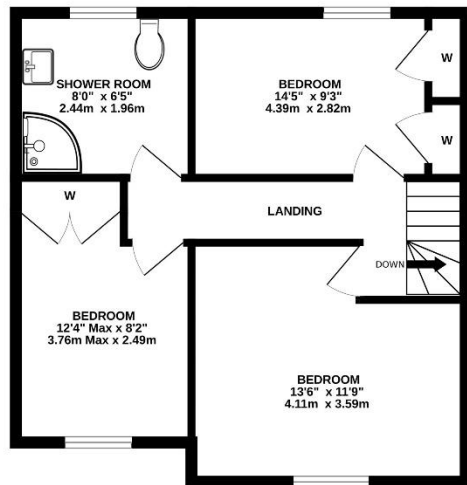


GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.5 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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**ICONIC**  
ESTATE AGENTS

The Street, Taverham  
OIEO £425,000 Freehold



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.

- Character Three Bedroom Cottage
- Envious Taverham Location
- Fitted Kitchen
- Utility & Pantry
- Spacious Lounge With Fireplace

- Traditional Style Shower Room
- Flint Wall Enclosed Gardens
- Driveway Offering Ample Parking
- Early Viewing Advised
- EPC Rating Tbc / Council Tax Band C

## Description

We are delighted to offer this characterful three bedroom cottage in Taverham.

Occupying an enviable position on The Street, this lovely home has been well looked after by the current owner and homes like this are rarely available.

The accommodation comprises; entrance porch, with door leading to the inner hallway with doors to further ground floor rooms. From the hallway there is a utility area with space for appliances and ample storage. The hallway opens into the good sized kitchen which is fitted with wall and base units and has a door to the rear leading to the garden and an opening into the rear hall. From the rear hallway, there is a small pantry cupboard and the hallway then opens into the dining room with a window to the rear aspect. The sitting room is a generous size, with feature fireplace and stairs which rise to the first floor.

To the first floor there is a landing which gives access to all principal rooms. All the bedrooms are well proportioned with bedrooms two and three benefitting from storage and wardrobes.

Furthermore, there is a shower room with a traditional style three piece suite.

## Outside

Outside to the front aspect there is an enclosed garden which is mainly laid to lawn with a flint wall and surrounding mature trees. There is also a driveway which provides off road parking for multiple cars.

There is a large side return perfect for a vegetable plot and the rear garden is mature and mainly laid to lawn enclosed by flint walls.

## 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 Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and follow the road along. Continue over the mini roundabout onto The Street where the property can be found on the left hand side.

