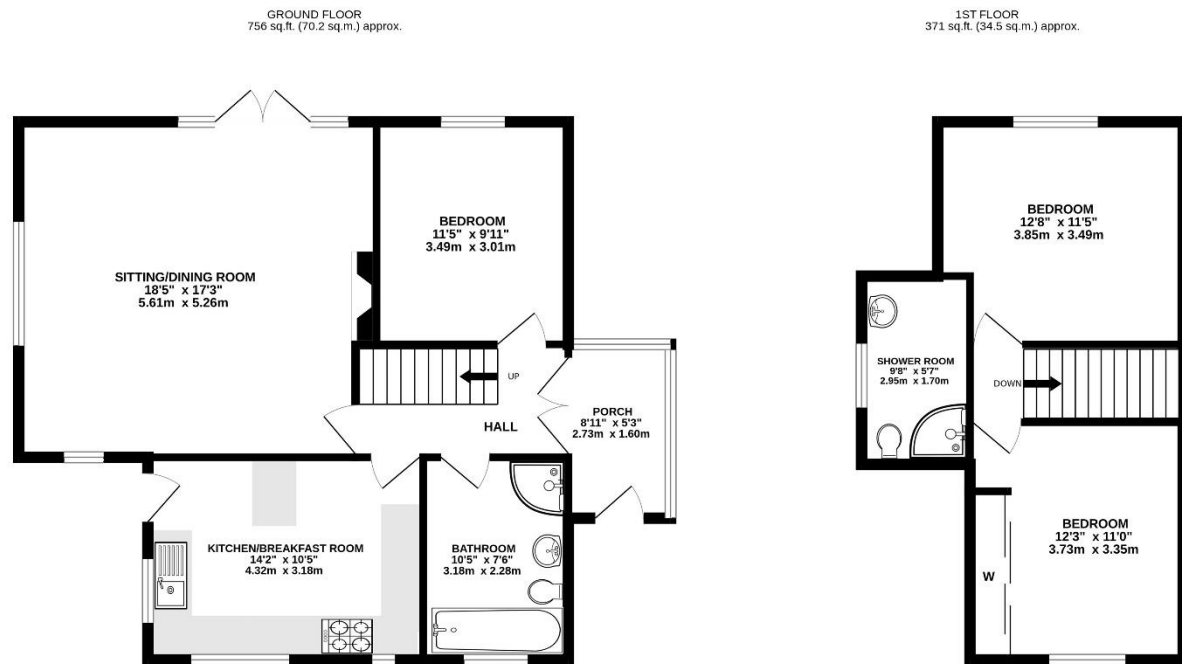




ICONIC
ESTATE AGENTS

Lloyd Road, Taverham
OIEO £375,000 Freehold



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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.
Made with Metropix 6/2024



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.

- Attractive Detached Family Home
- Entrance Porch & Hallway
- Three Bedrooms
- Fitted Kitchen With Breakfast Bar
- Spacious Lounge/Dining Room
- Family Bathroom & Upstairs Shower Room
- Generous Enclosed Mature Rear Garden
- Garage & Driveway
- Requested Taverham Location
- EPC Rating Tbc / Council Tax Band D

Description

Iconic estate agents are pleased to bring to the market this attractive three bedroom chalet home situated in Taverham.

Occupying a generous plot, this great home is offered in good decorative order throughout and we advise an early viewing.

The accommodation comprises; entrance porch with double doors which lead into the inner hallway. The inner hallway gives access to all principal ground floor rooms and has a staircase rising to the first floor. The sitting/dining room is a generous size with French doors giving access to the rear garden. The kitchen is located to the front of the home and features a range of wall and base units with roll top work surfaces above and a breakfast bar. There is also a ground floor bedroom and a family bathroom with four piece suite.

To the first floor there is an additional shower room and two well-proportioned double bedrooms.

Outside

To the front aspect there is a driveway which provides plenty of parking and also gives access to the single garage.

To the rear there is a large lawn garden with separate patio area which is all enclosed by flower and shrub borders with mature trees.

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

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Lloyd Road and follow the road round where the property can be found indicated by our For Sale Board.

