

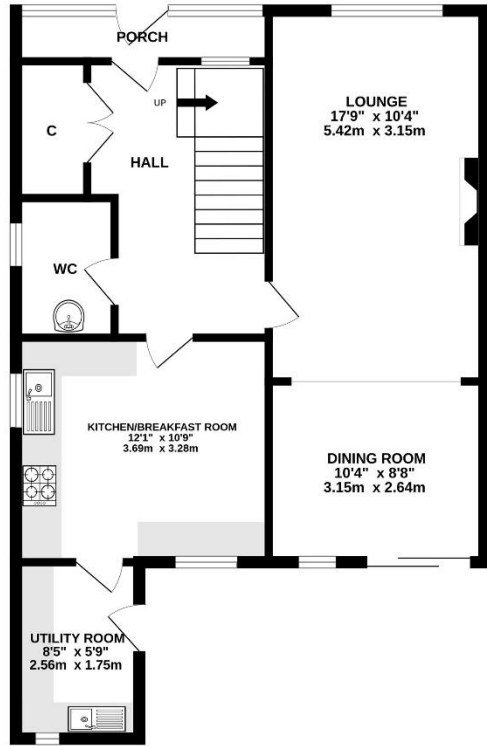


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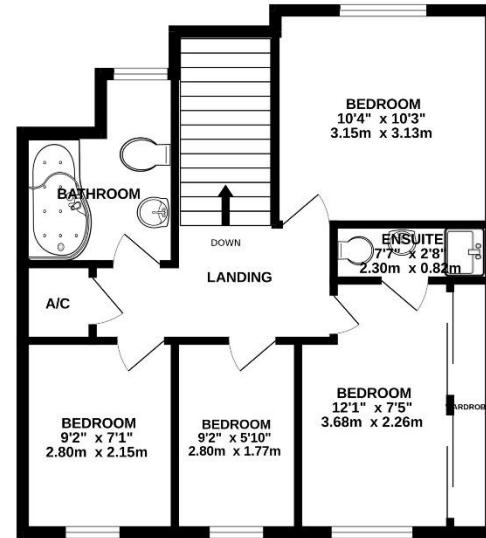
Cameron Green, Taverham
Guide Price £350,000 - £375,000 Freehold



GROUND FLOOR



1ST FLOOR



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.

- Attractive Detached Family Home
- Porch & Hall Entrance
- Four Bedrooms & Master En-Suite
- Spacious Lounge & Dining Room
- Kitchen/Breakfast Room Plus Utility

- Downstairs Cloakroom
- Modern Family Bathroom
- Private & Mature Enclosed Garden
- Garage & Driveway
- EPC Rating D / Council Tax Band D

Description

An attractive four bedroom detached home situated on a popular road within Taverham.

Offered in modern condition throughout, this great family property also features a private garden and early viewing is essential.

The accommodation comprises; entrance porch which is mainly glazed with a door leading to the inner hallway. The inner hallway benefits from a large storage cupboard, downstairs cloakroom, stairs which rise to the first floor and doors which lead to the majority of the ground floor rooms. The sitting/dining room is a good size with double glazed window to the front aspect and French doors which lead to the rear garden. The kitchen is modern with a range of wall and base units with worktops above including an integral oven with separate hob and a door which leads to the utility room. The utility room also benefits from fitted units with ample room for appliances.

To the first floor, there are four bedrooms with the principal bedroom having an en-suite shower room. There is also a family bathroom with three piece white suite.

Outside

Outside to the front aspect there is a driveway which provides off road parking and leads to the single garage.

To the rear aspect there is a low maintenance garden which is mainly paved with a range of mature flower and shrubs

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 Drayton. Take the left fork onto Taverham Road and follow the road along. Turn left into Shakespeare Way and continue round onto Cameron Green where the property can be found indicated by our For Sale Board.

