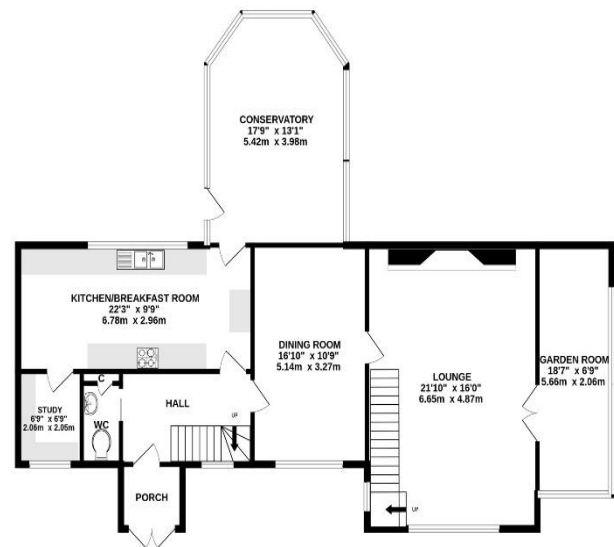
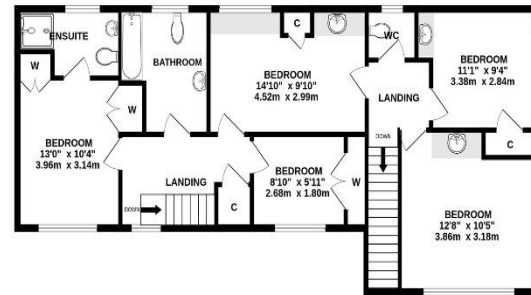


Fir Covert Road, Felthorpe
OIEO £425,000 Freehold

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.

- Deceptively Spacious Detached House
- Five Bedrooms
- Modern En-Suite To Master Bedroom
- Lounge With Feature Fireplace
- Kitchen & Dining Room
- Study, Conservatory & Garden Room
- Plot In Excess Of Third Of An Acre With Field Views
- Double Garage & Ample Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

Iconic estate agents are delighted to bring to the market this deceptively spacious detached family home in a sought after location on the Taverham/Felthorpe borders.

Situated on a generous plot in excess of a third of an acre, the detached family home boasts deceptively spacious and versatile accommodation which comprises; both a porch and hall entrance with stairs rising to the floor along with access to the downstairs cloak room, 22ft kitchen and 16ft dining room. The kitchen offers a range of wall and base units with work surface over along with a door which gives access to the study and 17ft conservatory. The 21ft lounge offers a truly unique feature fire place with wood burning stove along with a door to the 18ft garden room and the second set of stairs which lead to the upstairs accommodation.

To the first floor there are five generous bedrooms off two landings with the master bedroom boasting a modern en-suite shower room, there is a spacious three piece family bathroom and the second landing is accessed via bedroom two which has a door to the cloakroom and bedrooms three and four.

Outside

Outside the property offers a generous frontage with ample parking along with a detached double garage, whilst to the rear, there is a generous lawned garden with field views. The property further benefits from having the roof replaced, being re-wired and having a new gas boiler recently installed.

There is also a septic tank for sewerage and a bore hole for the water supply.

The property offers a rare opportunity and Iconic strongly suggest an internal viewing to avoid disappointment.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Septic Tank Sewerage, Bore Hole Water Supply, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road which becomes Fakenham Road heading towards Taverham. Turn right into Fir Covert Road and continue over the roundabout where the property can be found on the right hand side indicated by our For Sale Board.

