

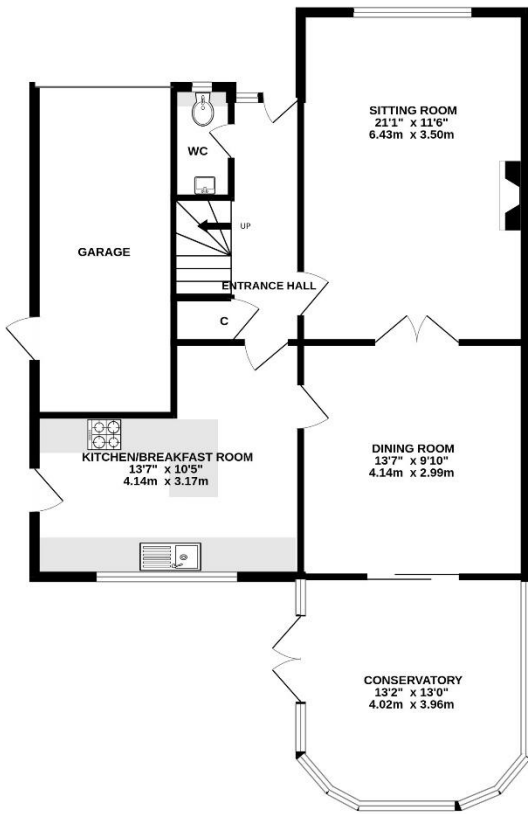


**ICONIC**  
ESTATE AGENTS

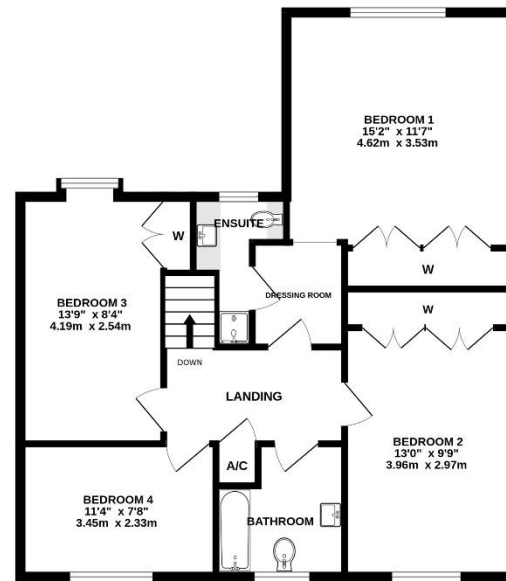
Gardyn Croft, Taverham  
OIEO £450,000 Freehold



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.

- Executive Detached Family Home
- Four Bedrooms With Master En-Suite
- Re-Furbished Kitchen/Breakfast Room
- Spacious Sitting Room
- Conservatory & Separate Dining Room

- Modern Family Bathroom
- Generous Private Rear Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band E

## Description

Iconic are delighted to bring to the market this four bedroom detached home situated on Gardyn Croft, Taverham.

Offered with no onward chain, this great family home benefits from a newly fitted bathroom, en-suite and kitchen. The accommodation comprises; generous entrance hallway with stairs rising to the first floor and doors which lead to the majority of the ground floor rooms. Spacious sitting room with feature fireplace, newly fitted carpet and internal glazed doors which open into the dining room. The dining room is also a good size with sliding doors accessing the conservatory which is a great space for enjoying the garden with further doors leading to the patio. The kitchen/breakfast room is fitted with a range of modern units, also offering ample space for appliances. There is also a breakfast bar and a door to the side aspect.

Upstairs there are four well proportioned bedrooms with the principal bedroom offering a modern fitted en-suite shower room. There is also a modern family bathroom with three piece white suite.

## Outside

To the front aspect there is a brick weave driveway which provides ample off road parking and leads to the single garage. The garage has power and lighting with overhead storage and a door to the side aspect. Furthermore, there is a pathway with access gate to the side leading to the rear garden.

Outside to the rear there is a wonderful private garden that's well stocked with mature flower and shrub borders. Mainly laid to lawn the garden also has a separate patio area which offers ample space for seating and the garden is also enclosed by timber fencing.

## 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, park, library vets and a range of further independent shops which are only a short distance away. Plus, bike riding along Marriotts Way. 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. There are a number of beaches within a short car drive including Walcott, Happisburgh, Wells and Horsey where you can enjoy watching the seals.

## 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 E

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and take the fifth turning into Gardyn Croft where the property can be found indicated by our For Sale Board.

