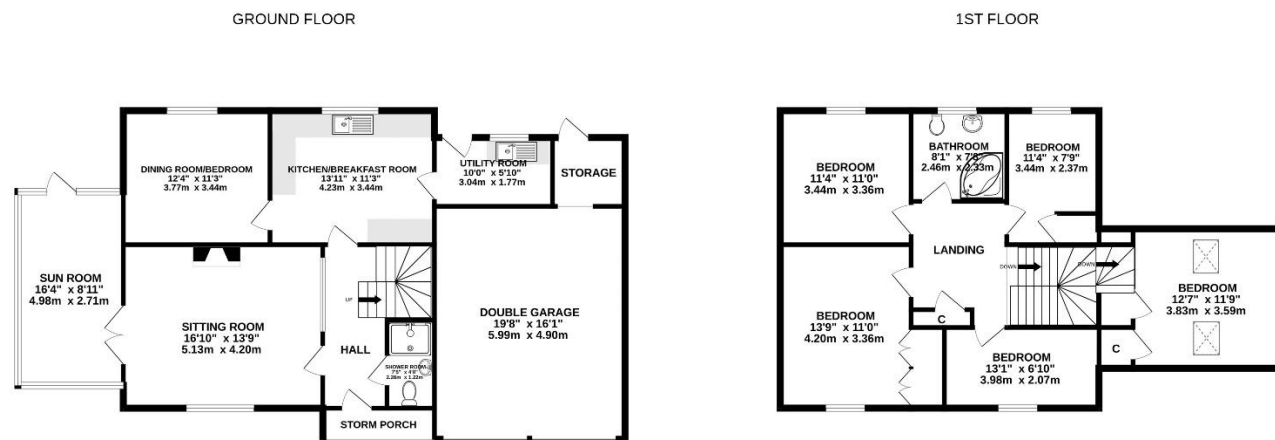


The Street, Ringland  
Guide Price £475,000 - £500,000 Freehold



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**

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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
- Five Bedrooms
- Generous Living Space Throughout
- Kitchen/Breakfast Room Plus Utility
- Dining Room/Bedroom Six
- Family Bathroom & Downstairs Cloakroom
- Generous Private Rear Garden
- Double Garage & Brick Weave Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

## Description

This five bedroom detached home in Ringland represents a unique opportunity to enjoy spacious living in a highly sought after location.

Offered with no onward chain, this beautiful family home occupies a generous plot with private garden and early viewing is advised to avoid missing out.

The accommodation comprises; spacious and light entrance hallway with storage cupboard, stairs which rise to the first floor, door which leads to the downstairs shower room and doors to all further rooms. Located to the front aspect, the sitting room is flooded with light with a feature fireplace and French doors which open into the garden room. Adjacent to the sitting room, the garden room offers versatile use with laminate flooring and a door to the rear which leads to the rear garden. The well-appointed kitchen/breakfast room offers a range of fitted units with space for a range cooker, dining table and has a window to the rear which overlooks the rear garden. There is also a door which leads to the utility room which offers ample space for further appliances and has a door opening to the rear garden. Furthermore, from the kitchen/breakfast room there is an additional reception room which is currently used as a bedroom but would typically be used as a dining room or home office space.

To the first floor there is an attractive split level landing which one staircase accessing the four bedrooms and a family bathroom and the other offering access to bedroom five. All bedrooms are well proportioned and decorated to a good standard.

There is also a generous family bathroom which has a three piece white suite.

## Outside

Outside to the front aspect the property is approached via a good sized driveway which is enclosed by a low level brick wall and mature hedging. Offering ample parking the driveway also gives access to the double garage and there is a lawn area with further access gate to the side aspect. Outside to the rear aspect there is a private garden which is mainly laid to lawn and fully enclosed by timber fencing.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Septic Tank, Water, Oil Central Heating, 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 Beech Avenue and follow the road along to the right heading towards Ringland. Take the right fork onto The Street where the property can be found indicated by our For Sale Board.

