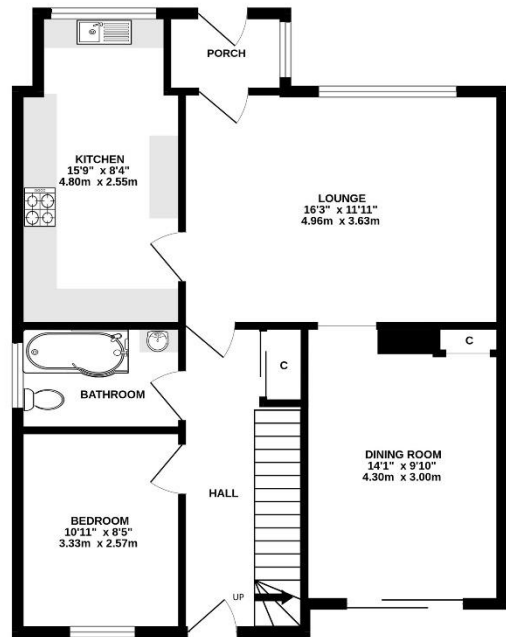




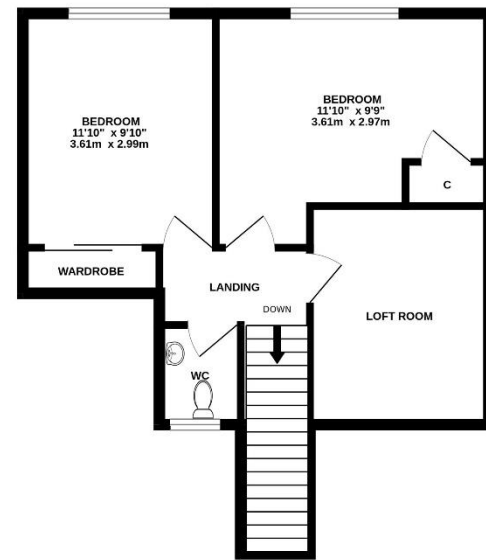
ICONIC
ESTATE AGENTS

Laburnum Avenue, Taverham
OIEO £300,000 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 Chalet Bungalow
- Three Double Bedrooms
- Spacious Lounge
- Separate Dining Room
- Modern Family Bathroom & Upstairs W/c

- Extended Kitchen
- South Facing Rear Garden
- Garage & Ample Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this deceptively spacious, three double bedroom semi detached chalet in this sought after Taverham cul-de-sac position.

The property has been extended and improved by the current owners and now offers generous accommodation which comprises; porch entrance, 16ft lounge with feature fire place, oak flooring and doors to the kitchen, inner hallway and an arch through to the dining room. The extended 15ft kitchen offers a range of wall and base units with worksurface over and some integrated appliances, the 14ft dining room has a patio doors which overlook the sunny garden. Off the inner hallway there are stairs rising to the first floor along with doors to the rear garden, downstairs double bedroom and bathroom. The three piece family bathroom suite offers a modern suite with a p-bath with shower over and a white handbasin and w/c.

Upstairs there are two further double bedrooms both with fitted wardrobes, a second toilet along with access to the loft room which is currently used for storage.

Outside

Outside to the front and side of the property there is ample parking via a shingled driveway that gives access to the garage and to the rear there is a sunny south facing enclosed garden which is mostly laid to lawn with some plant and shrub boarders.

The property is located within easy access of the local schools, shops and amenities that Taverham has to offer.

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 C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road heading towards Taverham. Turn left into Sandy Lane and take the third exit left into Laburnum Avenue where the property can be found indicated by our For Sale Board.

