



**ICONIC**  
ESTATE AGENTS

Walsingham Drive, Taverham  
£280,000 Freehold

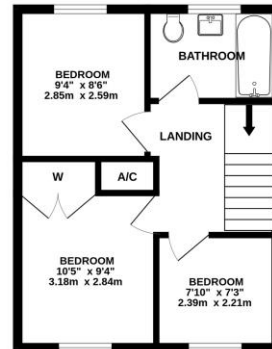
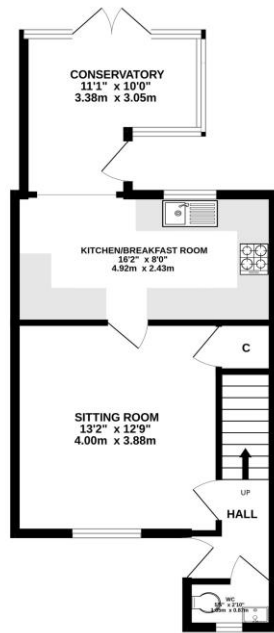


- Extended Semi Detached Family Home
- Hall Entrance With Downstairs Cloakroom
- Modern Kitchen & Open Plan Conservatory
- Spacious Lounge
- Three Bedrooms
- Three Piece Family Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Garage & Driveway
- EPC Rating D / Council Tax Band C



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 is to be given. Measurements are rounded up for clarity. Made with SketchUp 2020 for iPad.

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading through Hellesdon. Take the second turning left into Thorpe Marriott onto Drewray Drive and take the first turning left into Walsingham Drive where the property can be found indicated by our For Sale Board.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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THE GUILD  
PROPERTY  
PROFESSIONALS

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.