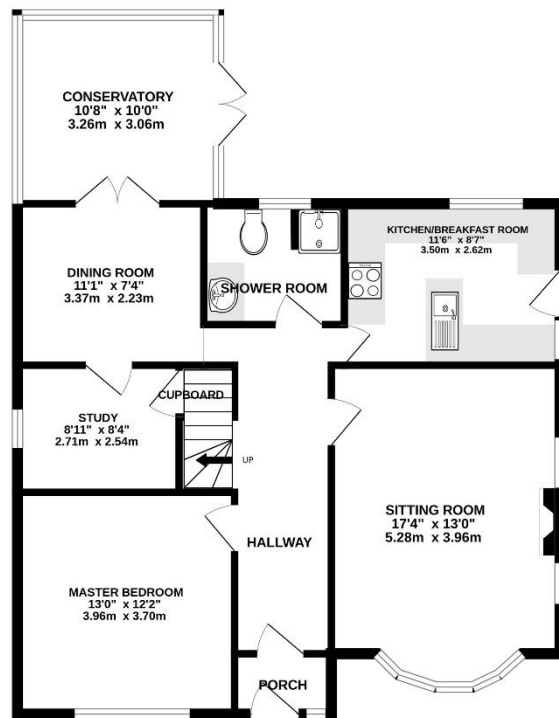




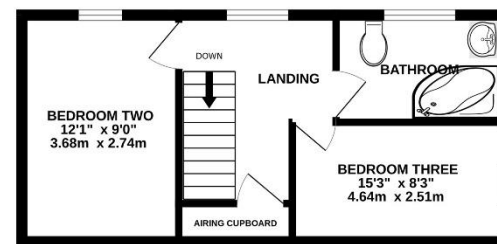
ICONIC
ESTATE AGENTS

St Edmunds Rise, Taverham
£415,000 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.

- Detached Chalet Bungalow
- Three/Four Bedrooms
- Modern Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Study/Bedroom Four
- Family Bathroom & Modern Shower Room
- Substantial Frontage, Driveway & Garage
- Beautiful Mature Garden
- Popular Village Location
- EPC Rating Tbc /Council Tax Band D

Description

Iconic are pleased to market this three/four bedroom detached chalet situated in Taverham.

Occupying a generous plot this great property is also situated close to all amenities and good transport links.

The accommodation comprises; spacious entrance hallway with stairs rising to the first floor and doors which lead to the majority of the ground floor rooms. The sitting room is located to the front aspect of the home and benefits from a bay window to the front aspect. The principal bedroom is also located to the front aspect and is a good size double room. To the rear of the home there is a dining room which has a door to the study which could easily be utilised as a fourth bedroom and French doors which lead to the conservatory. There is a ground floor shower room with three piece suite comprising; a shower cubicle, low level WC and a hand wash basin. There is also a modern kitchen/breakfast room which offers a range of wall and base units with roll top work surfaces above.

To the first floor there is a generous landing with storage that gives access to two further bedrooms and a family bathroom with three piece suite.

Outside

To the outside front aspect the property benefits from a substantial frontage which is lawned with a shingle driveway providing ample off road parking.

Furthermore, the shingle driveway extends to the side aspect past the five bar gate and leads to the garage. To the rear aspect there is a private garden which is well stocked with mature flowers and shrubs.

With a patio area providing seating, there is a further raised area which is paved and perfect for enjoying the late afternoon sun. Lastly there is a paved pathway which leads to the personal door to the side of the garage.

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, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and follow the road along. Turn left into St. Edmunds Rise where the property can be found on the right hand side.

