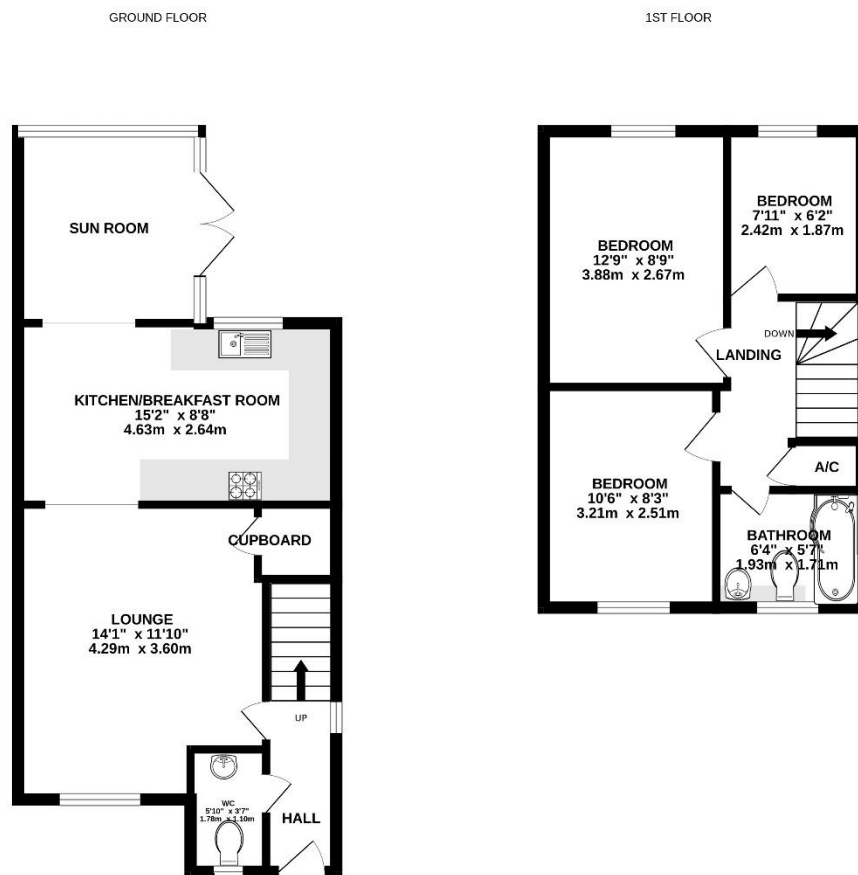


Old Warren, Taverham
£270,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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.

- Well Presented Family Home
- Entrance Hallway With Cloakroom
- Three Bedrooms
- Modern Fitted Kitchen
- Lounge & Sun Room
- Three Piece Family Bathroom
- West Facing Mature Enclosed Garden
- Substantial Driveway Offering Ample Parking
- Early Viewing Highly Recommended
- EPC Rating Tbc / Council Tax Band B

Description

We are delighted to bring to the market this three bedroom family home situated in the popular village of Taverham.

Offering a generous frontage with ample parking this great property has been modernised throughout by the current owners and also features a good sized garden to the rear.

The accommodation comprises; entrance hallway with downstairs cloakroom, stairs rising to the first floor and a door leading to the sitting room. The sitting room is a good size with a storage cupboard and opening into the kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of modern wall and base units with roll top work surfaces above and also features an integral double electric oven with separate hob and further space for appliances. The breakfast area opens into the sun room to the rear with French doors which open into the rear garden.

To the first floor there are three well pro-portioned bedrooms and a modern bathroom with three piece suite which comprises; panel bath with shower over, low level WC and a hand wash basin.

Outside

Outside to the rear aspect there is a lovely mature garden which is mainly laid to lawn with a separate decking area and patio area providing seating. All enclosed by timber fencing, this great garden has a Westerly aspect and also benefits from a side return with space for a timber shed and storage area.

To the front aspect, there is a substantial driveway and garden area with a multitude of uses and is low maintenance and 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, 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 B

Tenure

Freehold

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 follow the road round. Take the fifth turning right into Old Warren where the property can be found at the end of the cul-de-sac.

