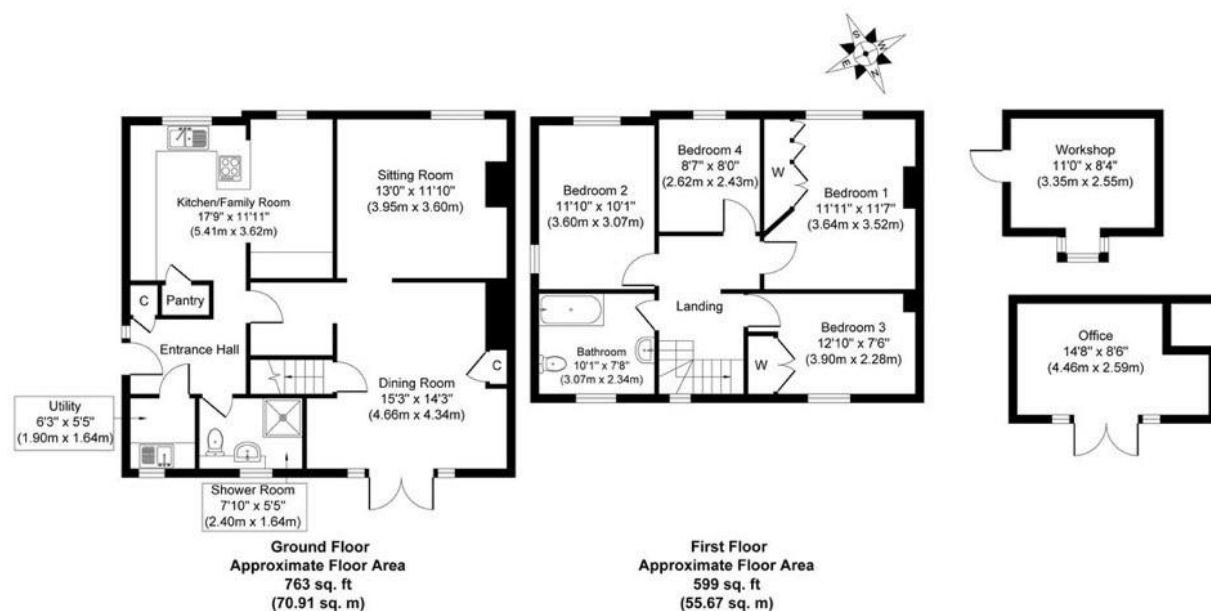


The Street, Taverham
OIEO £450,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

- Beautiful Character Home
- Four Well Proportioned Bedrooms
- Modern Kitchen/Breakfast Room
- Separate Dining Room
- Sitting Room With Feature Fireplace
- Re-Fitted Family Bathroom
- Substantial Plot & Mature Gardens
- Driveway With Ample Parking
- Tastefully Renovated & Updated Throughout
- EPC Rating D / Council Tax Band C

Description

A beautiful four bedroom cottage situated on a sought after road within Taverham.

Sympathetically updated throughout by the current owners to a high standard, this wonderful family home occupies a generous plot with a generous lawned garden and ample off road parking.

The accommodation comprises; spacious entrance hallway which serves as access to the utility room, ground floor shower room and the kitchen/breakfast room. The utility room is fitted with modern base units with space for a washing machine and also has a modern wall mounted boiler and consumer unit with a window to the front aspect. The ground floor shower room has been re-fitted and has a three piece suite which comprises a shower cubicle, low level WC and a hand wash basin. The kitchen/breakfast room is a great entertaining space, currently used as a snug this space could also be used as an additional dining area if required. The kitchen itself is fitted with a range of modern wall and base units with roll top work surfaces above and has a range of integral appliances including a fridge freezer, dishwasher, wine cooler and an integral double electric oven with separate hob an extractor fan, there is also a pantry cupboard and dual aspect windows. The sitting room is well proportioned with a feature wood burner and window to the rear aspect. The dining room has fitted furniture and storage cupboards with French doors to the front aspect and a staircase rising to the first floor.

The first floor landing gives access to the four main bedrooms and the family bathroom. All four bedrooms are nicely proportioned with the principal room benefitting from modern built in wardrobes. The family bathroom has also been renovated with a traditional suite and has a panel bath with shower over, low level WC and a hand wash basin.

Outside

Outside the property has a driveway to the front aspect which provides ample parking for vehicles. As you enter through the main gate there is an attractive courtyard style garden with garden shed and a brick built outhouse which is ideal for a home office space. The courtyard extends to the side of the home where there are mature flower and shrub beds with an archway leading to the rear garden. To the rear there is a substantial mature garden which is mainly laid to lawn and enclosed by timber fencing.

Attractive character homes like this are rarely available so please call Iconic today to arrange your viewing.

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 C

