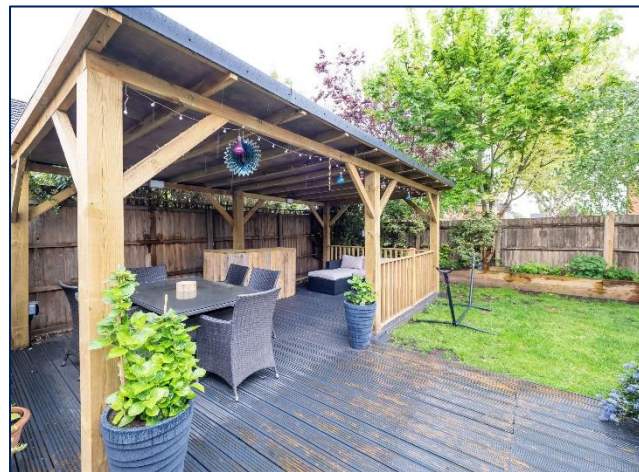


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



**ICONIC**  
ESTATE AGENTS

Bill Todd Way, Taverham  
Guide Price £325,000 - £350,000



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

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

**rightmove**

**zoopla**

**nTheMarket.com**



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
- Four Bedrooms With Master En-Suite
- Stunning Kitchen/Dining Room
- Spacious Lounge
- Dining Room
- Modern Family Bathroom Suite
- Downstairs Cloakroom
- Enclosed Rear Garden
- Driveway Offering Off Road Parking
- EPC Rating C / Council Tax Band D



### Description

We are pleased to bring to the market this four bedroom detached family home situated in the popular village of Taverham.

Situated on a modern development this spacious house offers good accommodation throughout and early viewing is advised to avoid missing out.

The accommodation comprises; entrance hallway with downstairs WC and door leading to the sitting room. The sitting room is spacious and opens into the dining room which benefits from French doors leading into the landscaped garden to the rear. A further door leads you into the stunning kitchen/dining room, having been incorporated into the previous garage area, this fantastic room measures over 25' in length and benefits from a breakfast bar and dual aspect windows to the front and back.

To the first floor there is a generous galleried landing which gives access to all bedrooms and the family bathroom. The master bedroom benefits from a modern en-suite shower room and the further three bedrooms are well proportioned with two having fitted wardrobes or cupboard space. There is also a re-fitted family bathroom with low level WC, hand wash basin and a bath with rain head shower attachment above.

### Outside

Outside to the front aspect there is ample parking via the driveway which is closed by shrub borders and has an access gate to the side. To the rear there is a stunning garden, recently landscaped with a raised seating area which is all enclosed by timber fencing.

### Location

Bill Todd Way, Taverham, Norwich, NR8 6GF

### 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 Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and follow the road round. Take the fourth turning into Bill Todd Way where the property can be found on your left hand side indicated by our for sale board.

