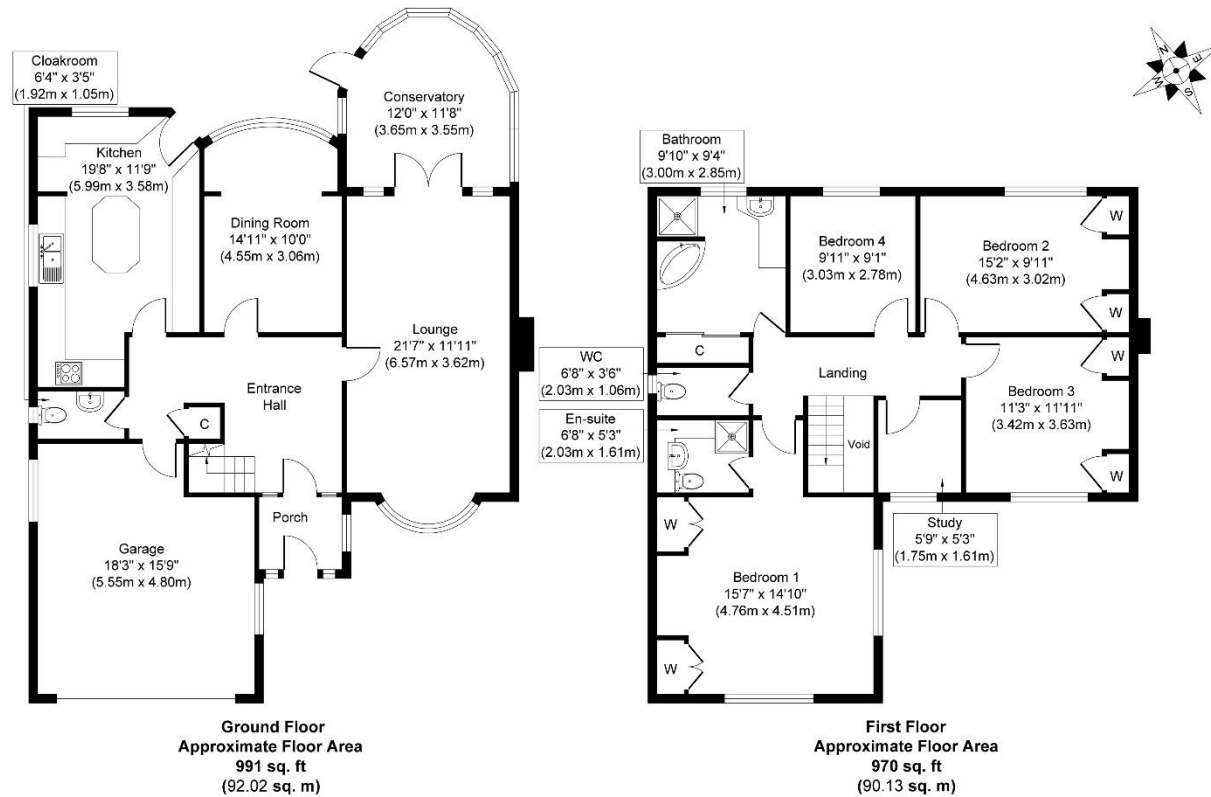


Taverham Road, Taverham
Guide Price £700,000 - £750,000 Freehold



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**

rightmove

zoopla

onTheMarket.com

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.

- Deceptively Spacious Detached Home
- Sought After Position
- Four Generous Bedrooms
- Conservatory
- Spacious Lounge & Dining Room
- Study
- Cloakroom, Family Bathroom & Master En-Suite
- Generous Plot
- Double Garage & Ample Parking
- EPC Rating Tbc / Council Tax Band E

Description

Deceptively spacious detached family home offered with no onward chain.

This family home offers generous accommodation throughout which comprises; porch and hall entrance with stairs rising to the first floor with doors leading to all the internal rooms.

The 21ft bay fronted lounge offers a feature fireplace and boasts French doors which lead through to the sunny conservatory. There is a separate dining room with a rear facing bay and an extended kitchen breakfast room with a central island, the downstairs accommodation is completed by the cloak room and integral double garage which offers scope for conversion.

Upstairs there are four generous bedrooms off the landing with the master bedroom boasting both fitted wardrobes and an en-suite shower room there is also a four piece family bathroom suite and a study which completes the upstairs accommodation.

Outside

Outside to the front there is a generous garden offering ample off-road parking and access to the integral double garage. To the rear there is a panel fence enclosed garden which boasts artificial grass some plant and shrub borders and a decked area that houses the swimming pool that was previously used by the owners and could be recommissioned by the new buyers.

The substantial property sits on a mature plot which is approaching a quarter of an acre and is positioned on one of Taverham's most sought after roads.

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 E

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road where the property can be found indicated by our For Sale Board.

