



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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Beechlands, Taverham
OIEO £450,000 Freehold



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.

- Extended Detached Family Home
- Spacious Lounge & Separate Dining Room
- Kitchen/Breakfast Room
- Four/Five Bedrooms
- Re-Fitted Ensuite To Master
- Ample Parking & Integral Garage
- Re-Fitted Shower Room & Cloak Room
- Enclosed Rear Garden & Ample Frontage
- Sought After Taverham Position
- EPC D / Council Tax Band D

Description

Iconic estate agents are pleased to offer for sale, this well presented detached family home in a desirable cul-de-sac position in Taverham. The property has been extended by the current owner and boasts generous accommodation throughout, which comprises; entrance hall with stairs rising to the first floor. Spacious 22ft lounge with French doors to the rear garden, dining room, re-fitted cloakroom, modern kitchen/breakfast room and a recently re-fitted utility room. Upstairs there are four generous bedrooms off the landing with the 3rd bedroom offering a room off which could be used as a play/games room or fifth bedroom. The master bedroom boasts a range of fitted wardrobes and a modern en-suite shower room and there is also a recently re-fitted family shower room off the landing.

Outside

To the front there is a generous driveway which leads to the integral garage that has an electric roller door and also a spacious lawned garden. To the rear there is an enclosed garden which has been landscaped and boasts a selection of plant and shrub borders and a spacious patio. There is also a large side area which would be ideal for a hot tub or potential to extend (subject to planning). The property is located within easy access to the local schools along with being on a regular bus route. There is easy access to the NDR and the array of shops in the local area.

Location

Beechlands, Taverham, Norwich, Norfolk, NR86SZ

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 High Road and continue onto Drayton Road heading towards Taverham. Turn left into Beech Avenue and take the 2nd turning left into Maple Drive. Take the first turn right into Beechlands where the property can be found on the left.

