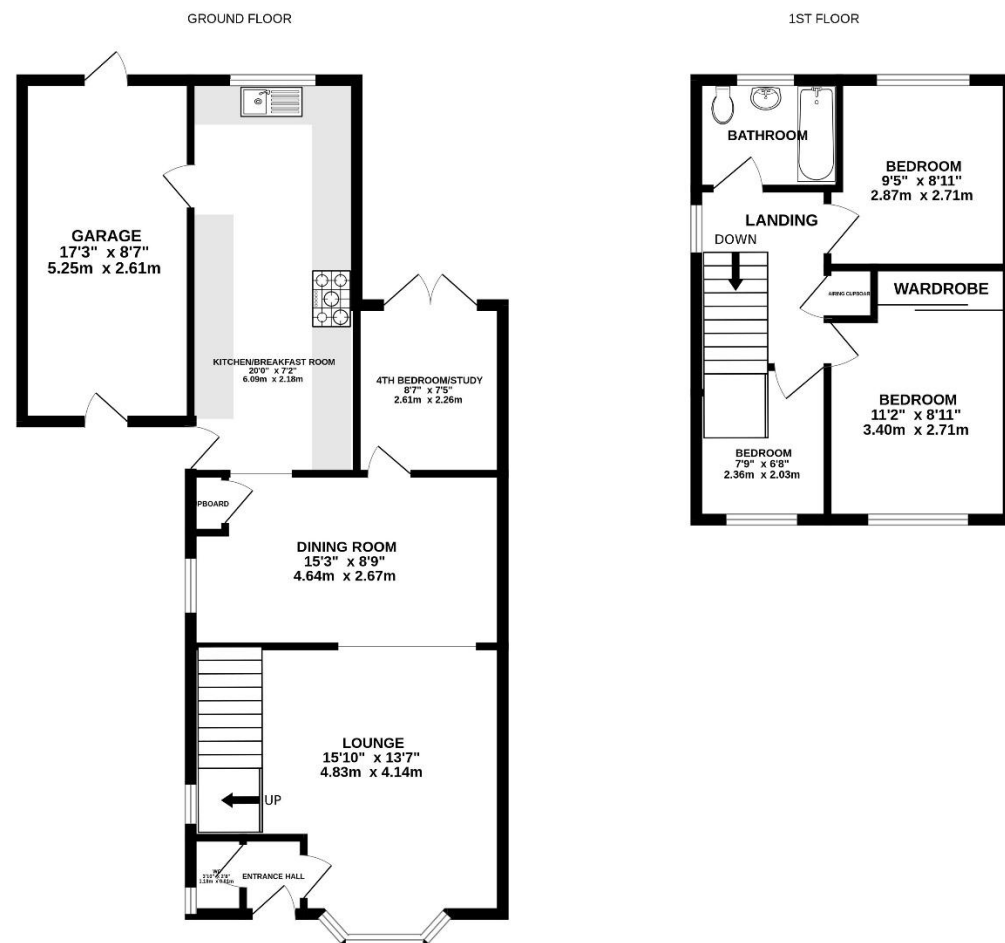




ICONIC
ESTATE AGENTS

Haverscroft Close, Taverham
OIEO £270,000 - Freehold



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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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.

- Extended Semi Detached House
- Entrance Hallway With Cloakroom
- Modern Fitted Kitchen
- Three Good Size Bedrooms
- Spacious Sitting Room Plus Dining Room
- Modern Family Bathroom
- Enclosed Rear Garden
- Generous Brick Weave Driveway & Garage
- Excellent Decorative Order Throughout
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to market this extended three bedroom semi-detached home situated in Taverham.

Offered in great decorative order throughout, this lovely family home also features an enclosed rear garden and early viewing is essential.

The accommodation comprises; entrance hallway with door leading to the sitting room and access to the downstairs cloakroom. The sitting room is a well-proportioned room with stairs rising to the first floor and an opening into the dining room. The dining room is again a good sized room with access to the modern kitchen and the downstairs playroom/study. The kitchen measure 20' in length and benefits from a modern range of fitted units with work tops above. Featuring a double electric oven with separate hob, there is also space for further appliances and a useful breakfast bar. There is also access from the kitchen directly to the garage and further door to the side which leads to the driveway.

Upstairs there are three good sized bedrooms with the principal bedroom benefitting from built in wardrobes. There is also a family bathroom with three piece white suite which comprises a panel bath with shower above, low level WC and a hand wash basin.

Outside

Outside to the front there is a generous brick weaved driveway which provides ample off road parking and gives access to the single garage via a personal door.

To the rear there is a low maintenance garden which is mainly laid with artificial grass and has a separate patio area providing seating.

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

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the first turning into Thorpe Marriott onto Windsor Chase and turn first left into Haverscroft Close. Follow the road where the property can be found on the right hand side.

