



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

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.

Description

Iconic are delighted to present this exceptional 1930s family residence, set on a generous and mature plot along the highly desirable Taverham Road. This characterful home offers spacious and versatile accommodation, making it ideal for a range of buyers.

Properties such as this rarely come onto the market, the present owners having lived in the house for more than 40 years.

Upon entering, you are greeted by a welcoming hallway with stairs to the first floor, a convenient cloakroom with two-piece suite and access to the main ground floor rooms. To the rear, a well-proportioned study enjoys views across the garden and features built-in spacious wardrobes, work desk and shelving, perfect as a home office, snug or optional fifth bedroom. At the front of the home, the kitchen/breakfast room offers a range of fitted wall and base units with work surfaces over, ample appliance space, larder, cupboard housing the gas boiler and water softener, and space for a dining table. A fully glazed sliding door leads through to a useful utility room with further units, stainless steel sink, plumbing for a washing machine, plus an integrated freezer and access to the side of the property. The dual aspect dining room, including storage cupboard, sits centrally within the home and extends over 20ft in length, offering an ideal space for entertaining. French doors open into the conservatory, which enjoys panoramic views over the rear garden and further French doors to the outside. The spacious sitting room, also exceeding 20ft, is dual aspect and boasts a feature fireplace with elegant built-in display storage units and plenty of natural light.

Upstairs, a long landing provides access to four well-proportioned bedrooms, the family bathroom, two storage cupboards and a separate W/c. The principal bedroom features a range of fitted wardrobes and an en-suite shower room with a three-piece suite.

Bedrooms two and three also enjoy built-in wardrobes and views over the rear garden, while bedroom four includes built-in storage and access to eaves space. The family bathroom is fitted with a four-piece suite comprising panelled bath with overhead power shower, W/C, bidet, and hand basin.

Outside

Externally, the property is discreetly set back from the road behind mature hedging, ensuring perfect peace and tranquillity, with a sweeping shingle driveway providing access to the double garage and front entrance with ample space for additional car parking. The front garden is mainly laid to lawn with well-stocked borders and a further lawned section lies to the side of the garage leading to the rear. The stunning South-facing rear garden enjoys uninterrupted field views and is predominantly laid to lawn, bordered by mature trees, shrubs and flower beds. A raised ornamental pond and generous patio area provide the perfect setting for outdoor relaxation and entertaining.

Location

Taverham is situated six miles to the North/West 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, Tesco Metro store, 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 G

Directions

From Drayton Road, continue onto Fakenham Road and take the left fork onto Taverham Road where the property can be found on the left hand side.

