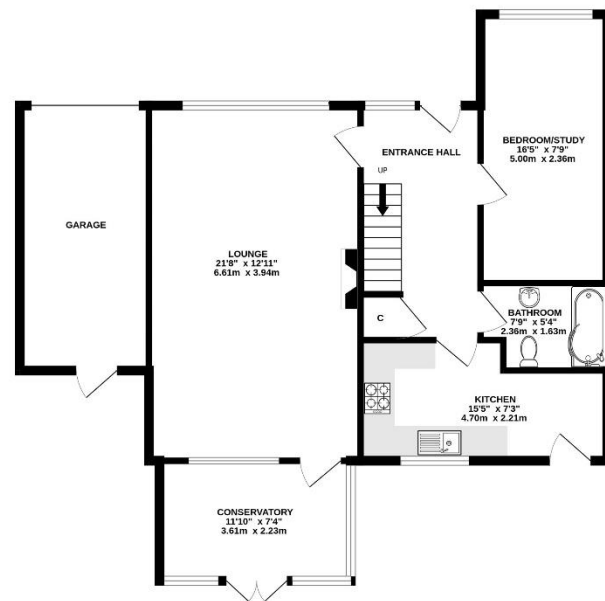
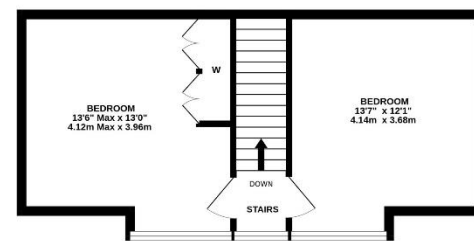


Walters Road, Taverham  
OIEO £350,000 Freehold

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix 62025



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.

- Well Presented Detached Family Home
- Extended & Improved
- Three Double Bedrooms
- Spacious 21ft Lounge
- Conservatory
- Recently Re-Fitted Bathroom Suite
- South Facing Enclosed Rear Garden
- Garage & Parking
- Sought After Taverham Location
- EPC Rating D / Council Tax Band D



## Description

Iconic estate agents are pleased to offer for sale this deceptively spacious detached family home, situated in this highly sought after Taverham location.

This beautifully presented three-bedroom detached chalet offers both spacious and versatile living accommodation throughout, ideal for families, downsizers or professionals alike. Upon entering the property, you are greeted by a light and airy entrance hall with stairs rising to the first floor, with doors leading to the lounge, dining room/bedroom 3 bathroom and kitchen. The spacious 21ft lounge is perfect for relaxing or entraining with a large window to the front aspect and a feature fireplace and it flows seamlessly into the sunny conservatory which overlooks the sunny rear garden. The property was extended at the front to offer additional internal space to the third bedroom which is now in excess of 16ft and boasts the versatility to be used as a double bedroom, study, dining room or play room and is ideal for growing families.

The recently re-fitted stylish three-piece family bathroom suite has a bath with a shower over, a pedestal hand basin and w/c. The kitchen offers a range of wall and base units with work surface over with an integrated oven, hob and extractor.

Upstairs there are two further double bedrooms with one boasting a fitted wardrobe and both offering eves storage and views over the sunny garden.

## Outside

Outside the property has parking to the front along with access to the attached garage, there is also a side access and a small lawn area. To the rear you'll find a beautifully maintained south facing garden which is mostly laid to lawn with two patio areas – a perfect suntrap for outdoor dining and relaxing.

## Location

The family home is conveniently situated within easy access to the local shops, schools and has good transport links to the city and beyond.

This home blends tranquillity with accessibility, making it a rare opportunity in the Taverham market!

## 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 D

## Tenure

Freehold

## Directions

From Taverham Road, turn into Penn Road and turn left into Walters Road where the property can be found on the left hand side.

