

The Cains, Taverham
£375,000 - Freehold



- Double Bay Fronted Detached House
- Four Bedrooms
- 25ft Modern Open Plan Kitchen/Diner
- 19ft Lounge With Woodburning Stove
- Re-Fitted Family Bathroom & En-Suite
- Envious Corner Plot Enclosed Garden
- Single Garage & Ample Parking
- Updated Throughout
- Internal Viewing Highly Recommended
- EPC Rating C / Council Tax Band D

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.
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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.

Description

Iconic estate agents are pleased to offer for sale this immaculately presented detached family home, situated on an enviable corner plot in Taverham.

The double bay fronted property boasts spacious accommodation which comprises; entrance hall with stairs rising to the first floor, re-fitted cloak room and doors to the lounge and open plan kitchen/diner. The 19ft lounge offers a bay window to the front along with a recently installed woodburning stove and French doors leading to the rear garden and patio area. The bay fronted open plan kitchen/diner was previously two rooms and now offers a highly desirable 25ft space with a modern kitchen that boasts a range of wall and base units with a work surface over. There is also an integrated gas hob, electric oven and dishwasher. The downstairs accommodation is completed by the unusually spacious 12ft utility room that has a work surface, sink, gas boiler and door to the rear garden.

Upstairs, there are four bedrooms and a family bathroom off the landing with three of the bedrooms boasting fitted wardrobes and the master further benefits from a re-fitted three-piece en-suite shower room. The family bathroom has also been re-fitted and offers a white three-piece suite with a shower over the bath.

Outside

Outside the property has a small garden to the front along with a generous driveway which gives access to the single garage.

To the rear of the property there is an enviable, mature corner plot garden which boasts a range of plant and shrub borders along with a spacious patio area ideal for outside entertaining.

Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There is 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, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and follow the road along. Take the second turning into The Cains where the property can be found on the right-hand side.

