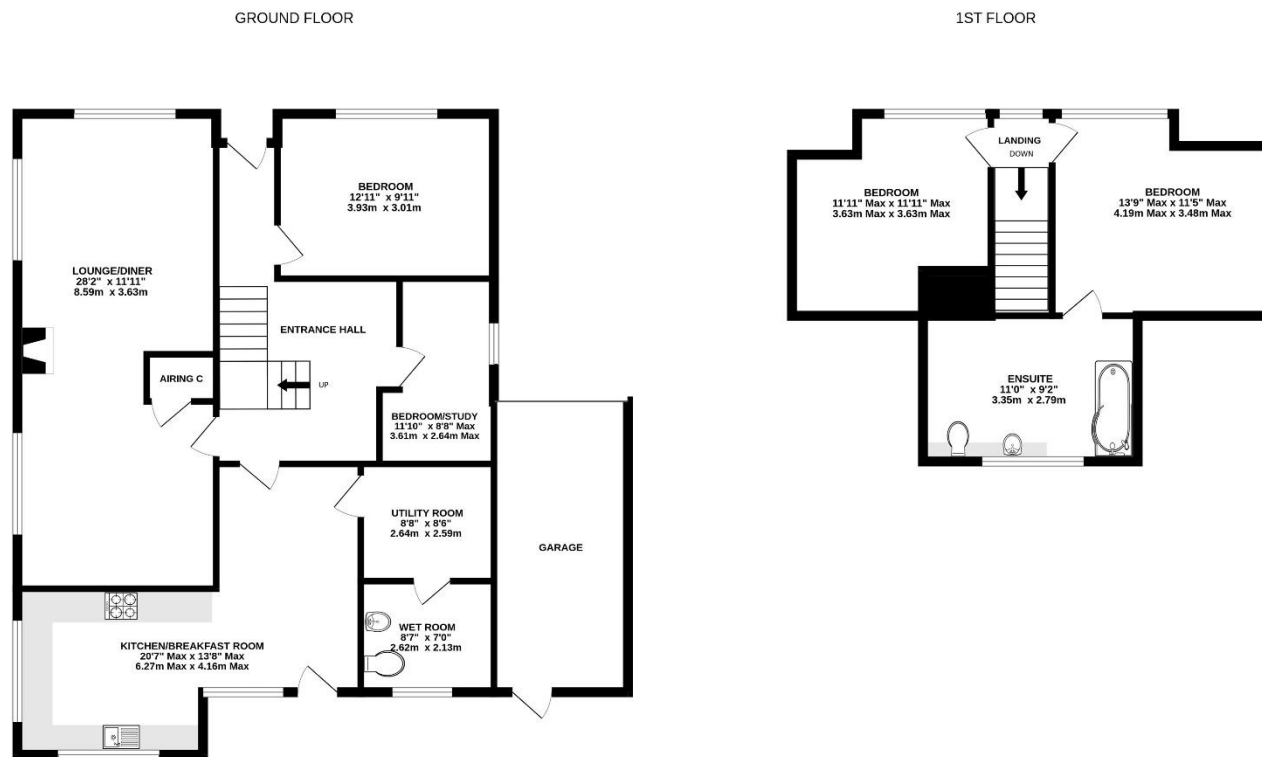


Springfield Road, Taverham
Guide Price £350,000 - £375,000 Freehold



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.

- Well Presented Detached Family Home
- Four Bedrooms
- Modern En-Suite To Principal Bedroom
- 20ft Open Plan Modern Kitchen/Diner
- Utility, Study/Bedroom
- 28ft Open Plan Lounge/Diner
- Re-Fitted Wet Room
- Enclosed Rear Garden
- Garage & Ample Parking
- EPC Rating D / Council Tax Band D

Description

Offered with no onward chain, this extended and well-presented detached chalet-style home is situated in a sought-after area of Taverham, providing versatile and spacious accommodation ideal for family living.

On the ground floor, the property boasts a generous 28ft lounge/diner complete with a charming wood-burning stove, perfect for cosy evenings. The heart of the home is the stunning 20ft open-plan modern kitchen/breakfast room, ideal for entertaining and everyday living. This level also features two bedrooms, a separate utility area, bedroom/study, and a recently re-fitted modern wet room.

Upstairs, you'll find two further double bedrooms, including a spacious primary bedroom with a large ensuite bathroom, offering excellent privacy and comfort.

Outside

The enclosed rear garden is mainly laid to lawn and enhanced by mature shrubs and plant borders, creating a peaceful and private outdoor space.

This property offers a fantastic opportunity to acquire a ready-to-move-into home in a desirable location with ample space for growing families.

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. Turn left into Roedich Drive and take second turning right into Springfield Road where the property can be found on the right hand side.

