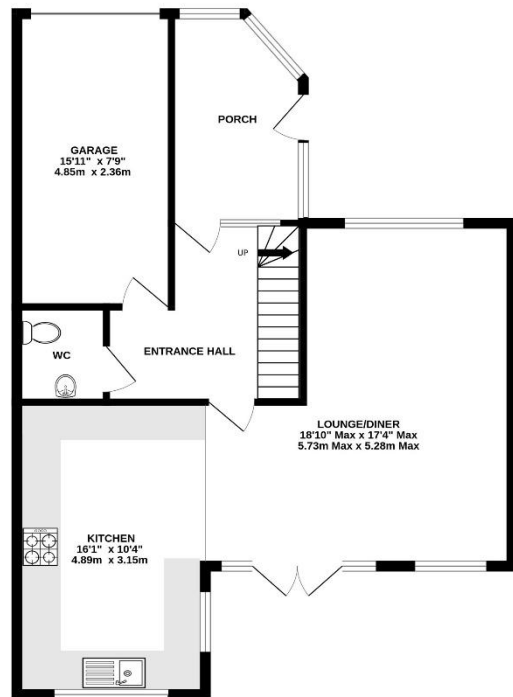


Nightingale Drive, Taverham
OIEO £375,000 - Freehold

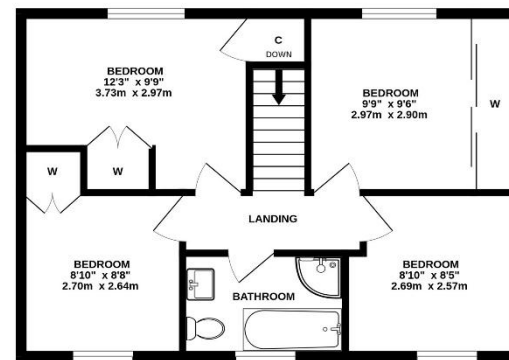


- Well Presented Detached Family Home
- Four Bedrooms
- Re-Fitted Kitchen
- Spacious Open Plan Living Area
- Downstairs Cloakroom
- Re-Fitted Four Piece Bathroom Suite
- Sunny Enclosed Garden Backing Woodland
- Garage & Ample Parking
- Sought After Taverham Location
- EPC Rating C / Council Tax Band D

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.

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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PROPERTY
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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 are pleased to bring to the market this well presented four-bedroom detached family home, located in this sought after Taverham position.

The property has been updated by the current owner and boasts generous accommodation which comprises; porch and hall entrances with stairs that rise to the first floor along with internal doors to the garage, lounge and recently re-fitted cloak room. The wall between the lounge and kitchen has been removed and now boasts a luxurious open plan room with the lounge extending to 18ft and the dining/kitchen area to a maximum width of in excess of 27ft! The kitchen was recently re-fitted and now boasts a shaker style kitchen with a range of wall and base units with worksurface over and space for a table, a range cooker and American fridge freezer. The lounge further boasts French doors to the rear garden and spot lights and has recently had new flooring laid.

Upstairs there are four bedrooms off the landing with the master bedroom benefitting from fitted wardrobes, there is also a recently re-fitted four-piece family bathroom suite with a stand-alone shower, bath, w/c and hand basin.

Outside

Outside to the front there is a generous brick weave driveway offering ample parking which also gives access to the integral single garage.

To the rear there is a sunny enclosed garden which is in need of some TLC that has a raised patio area and backs onto protected woodland.

Location

The property is easily located within access to the two local schools, shops, public transport links and amenities that Taverham has to offer.

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, 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 D

Tenure

Freehold

Directions

From the A1064 Fakenham Road, Taverham. Turn left into Sandy Lane and take the third turning right into Nightingale Drive where the property can be found on the right hand side.

