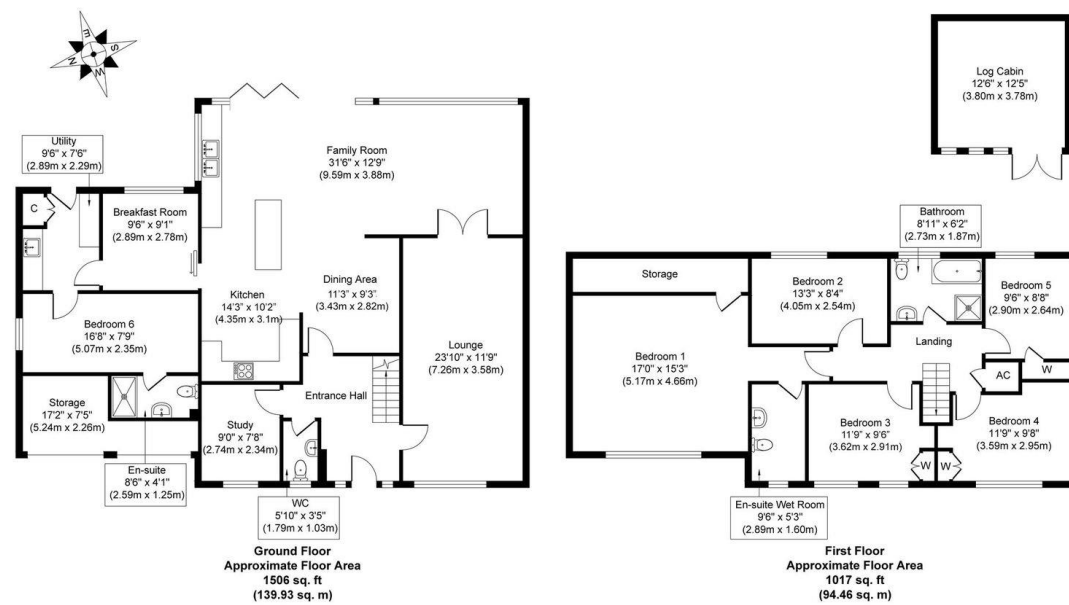


Beech Avenue, Taverham
OIEO £675,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

- Executive Detached Family Home
- Ideal For Multi-Functional Living
- Versatile Accommodation
- 5/6 Bedrooms
- Amazing Open Plan Kitchen/Family Room
- Annexe Potential
- Spacious Lounge, Breakfast Room & Utility
- Sunny Enclosed Rear Garden
- Ample Parking
- Convenient Taverham Location
- Hot Tub & Garden Cabin Available Separately
- EPC Rating C / Council Tax Band F

Description

Located in a highly desirable position within the popular village of Taverham, this simply stunning and immaculately presented executive detached residence offers over 2,500 sq. ft. of exceptionally versatile and generous living space, ideal for the modern family lifestyle or multi-generational living.

Boasting 5/6 bedrooms, including an annexe-style suite on the ground floor, this impressive home features a thoughtfully designed layout that seamlessly blends open-plan family living with private spaces for work and relaxation.

Upon entering the property, you're welcomed by a bright and spacious entrance hall with stairs rising to the first floor and access to the separate study/bedroom, cloakroom, formal lounge, and the true heart of the home – the outstanding open-plan kitchen/dining/family room. Extending over 31ft, this multifunctional space is perfect for entertaining and everyday living, complete with a modern kitchen with central island, extensive worktops, and bi-fold doors that open directly onto the rear garden. The 23ft lounge provides further relaxation space, complemented by French doors connecting to the family area. The ground floor also includes a separate breakfast room, utility room, and a sixth bedroom with en-suite shower room, offering fantastic annexe or guest accommodation potential.

Upstairs, the property continues to impress with five well-proportioned bedrooms, a beautifully appointed five-piece family bathroom suite, and an en-suite shower room to the master bedroom. Bedrooms three, four, and five benefit from fitted wardrobes, adding to the home's practical appeal.

Outside

Externally, the property enjoys a generous tarmac driveway with ample off-road parking and storage space in the former double garage. To the rear, a mature and enclosed lawn garden awaits, featuring a decked entertaining area with a built-in garden BBQ kitchen, wooden summerhouse, space for a hot tub, and a superb garden cabin, currently used as a man cave but ideal for conversion into a home bar, studio, or garden office.

(both the hot tub and garden cabin are available under separate negotiations).

Location

Perfectly located with easy access to local schools, shops, public transport links, the NDR, and all other local amenities, this is a rare opportunity to secure a truly outstanding family home in one of Norfolk's most desirable villages

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 F

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Beech Avenue where the property can be found on the left hand side.

