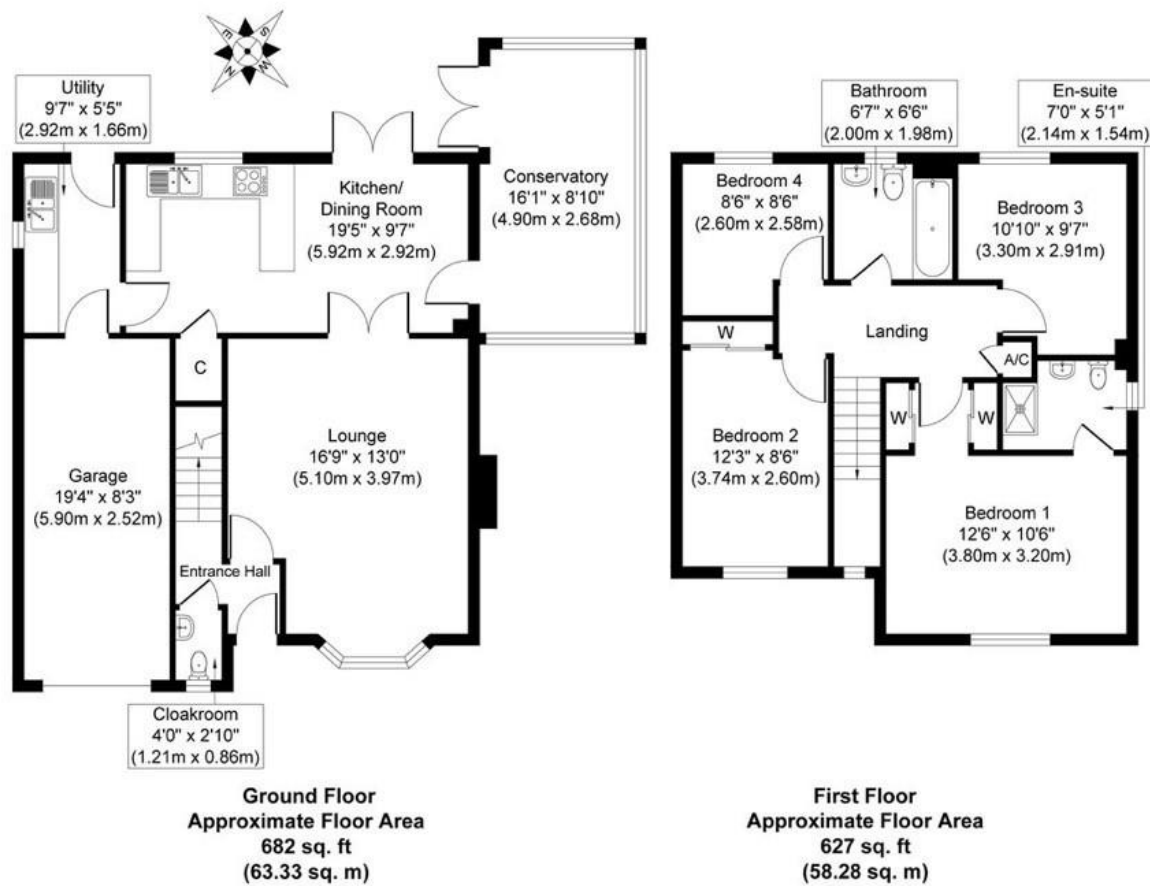


The Covey, Taverham
OIEO £400,000 Freehold



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.

- Extended Detached Family Home
- Four Bedrooms With Principle En-Suite
- Modern Kitchen/Dining Room Plus Utility
- Spacious Bay Fronted Lounge
- Contemporary Family Bathroom & Cloakroom
- Conservatory
- Private Enclosed Rear Garden
- Garage & Driveway Offering Ample Parking
- Sought After Taverham Location
- EPC Rating C / Council Tax Band D

Description

Spacious & Modernised 4-Bedroom Detached Family Home in Taverham

Situated in a highly sought-after location in Taverham, this beautifully presented four-bedroom detached family home has been thoughtfully extended and updated throughout by the current owners. Offering over 1,300 sq. ft. of versatile living space, this home is perfect for modern family life and is ready to move straight into.

The ground floor welcomes you with a bright and spacious entrance hall leading to a stylish cloakroom and a generously proportioned lounge featuring a large bay window that fills the room with natural light. At the rear of the home, the impressive open-plan kitchen/dining room is fitted with contemporary units and offers ample space for both cooking and entertaining. French doors lead through to a stunning conservatory extension, creating an ideal additional living space with views over the garden. A separate utility room provides further practicality, and there is internal access to a full-length garage, perfect for storage or parking.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom includes built-in wardrobes and a modern en-suite shower room. Two further double bedrooms and a good-sized single offer flexible options for family living, home working or guest accommodation. A contemporary family bathroom completes the first-floor layout.

This is a fantastic opportunity to purchase a spacious, modern family home in a desirable location. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Outside

Outside, the property enjoys a private rear garden with access from the conservatory, ideal for outdoor dining and relaxation. To the front, there is driveway parking and an integral garage.

Location

Located in a quiet residential area of Taverham, this home is within easy reach of local amenities, highly regarded schools, and excellent transport links into Norwich and beyond.

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

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second exit into Thorpe Marriott onto Kingswood Avenue. Turn right into Old Warren and left into The Covey where the property can be found indicated by our For Sale Board.

