

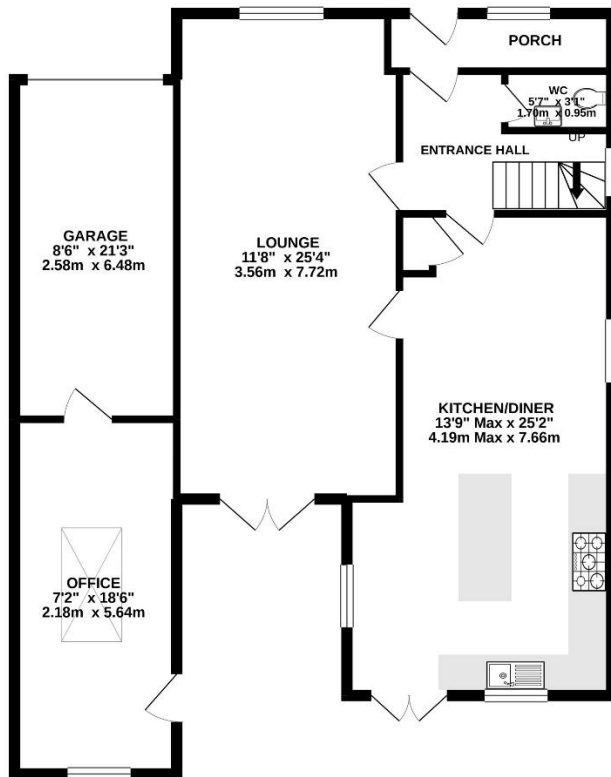


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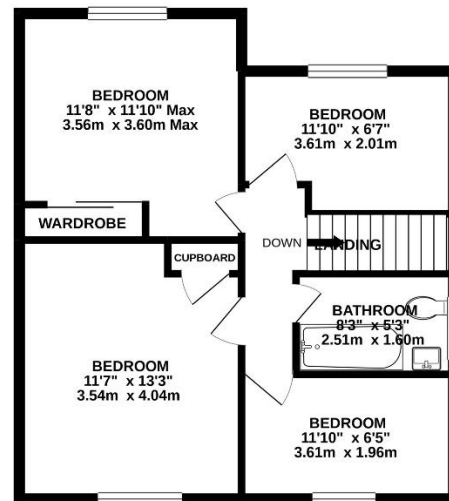
Shakespeare Way, Taverham
OIEO £425,000 - Freehold



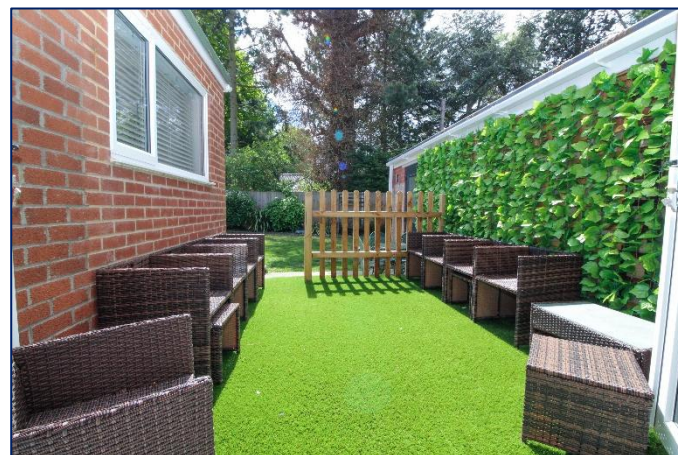
GROUND FLOOR



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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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.

- Executive Detached Family Home
- Four Bedrooms
- Spacious Kitchen/Diner With Central Island
- 25ft Lounge
- Modern Bathroom & Downstairs W/c
- External Office Ideal For Home Working
- Enclosed South Facing Rear Garden
- Tandem Double Garage & Ample Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band D

Description

Early viewings are highly recommended to appreciate this beautifully presented and much-improved detached family home, perfectly positioned in a sought-after Taverham location and in the Ghost Hill School catchment.

Extended and thoughtfully upgraded by the current owners, the property offers spacious and versatile accommodation throughout. The ground floor features a welcoming porch and entrance hall that offers access to the downstairs rooms and stairs that rise to the first floor, a 25ft lounge with French doors opening onto the rear garden, a stylish downstairs cloakroom, and a stunning 25ft kitchen/diner with a central island—perfect for modern family living and entertaining.

Upstairs, you will find four bedrooms with the master bedroom benefitting from fitted wardrobes along with a modern family bathroom suite off the landing.

Outside

Outside, the property enjoys excellent kerb appeal with a tarmac driveway providing ample parking and access to the attached 21ft tandem double garage. To the rear, a sizeable south-facing garden offers plenty of privacy, including a secluded seating area with low-maintenance artificial grass. A separate 18ft office provides an ideal work-from-home solution.

Location

The property is well-positioned for access to local amenities and enjoys close proximity to the Marriotts Way, a 26-mile pedestrian and cycle track connecting the city centre and the market town of Aylsham.

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 the village of Drayton. Once in the village take the left fork onto Taverham Road and take the second turning right into Orchard Bank. Follow the road to the top and turn left into Shakespeare Way and left again continuing on Shakespeare Way where the property can be found on your left hand side indicated by the for sale board.

