



ICONIC
ESTATE AGENTS

Withy Way, Taverham
OIEO £325,000 Freehold



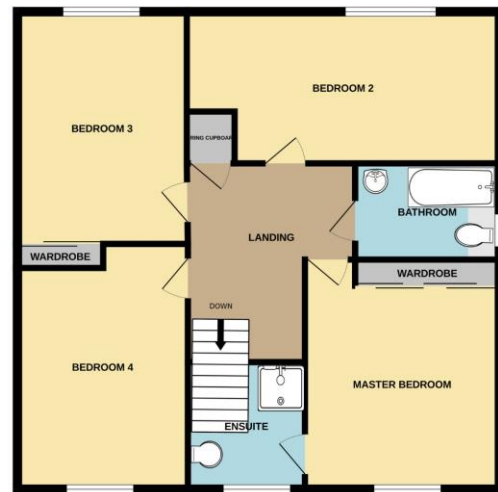
- Detached Family Home
- Four Generous Bedrooms
- Principal En-Suite
- Kitchen/Breakfast Room
- Lounge & Dining Room
- Downstairs Cloakroom
- Garage & Driveway
- Sunny Rear Garden
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D



GROUND FLOOR



1ST FLOOR



FOR ILLUSTRATION / GUIDANCE ONLY

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.
Made with Metropix 5/2023

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the first turning into Thorpe Marriott onto Windsor Chase and follow the road round. Turn right at the junction onto Withy Way where the property can be found on the right hand side.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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THE GUILD
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.