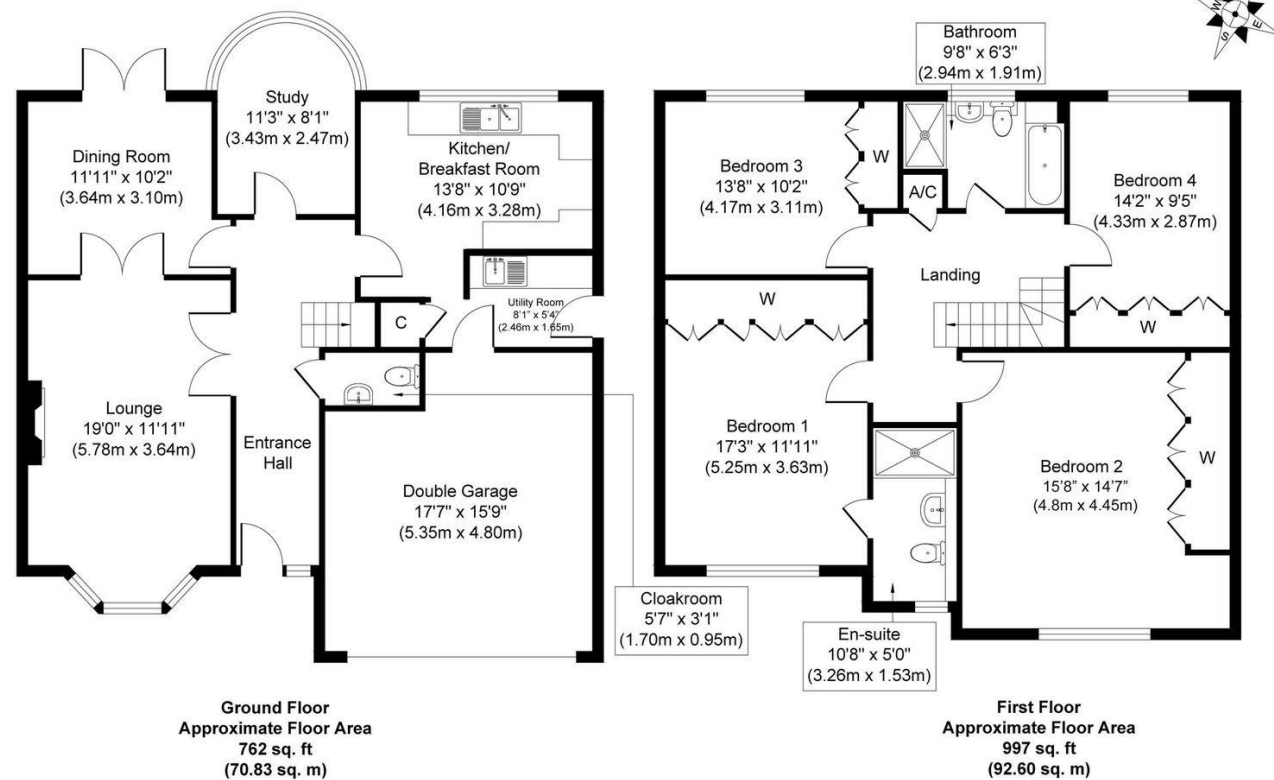




ICONIC
ESTATE AGENTS

Maple Drive, Taverham
Guide Price £475,000 - £500,000 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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THE GUILD
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PROFESSIONALS

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 Generous Bedrooms
- Principle Master En-Suite
- Modern Kitchen/Breakfast Plus Utility
- Generous Bay Fronted Sitting Room

- Separate Dining Room & Study
- Private Enclosed Rear Garden
- Double Garage & Driveway
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band E

Description

A wonderful four-bedroom executive detached family home located in a highly sought-after area of Taverham, offered with no onward chain.

Occupying a generous plot, this impressive property combines space, comfort and practicality, making it an ideal family home close to excellent local amenities, schools and transport links.

The property welcomes you with a spacious entrance hallway featuring oak flooring, a modern cloakroom and a staircase leading to the first floor. The sitting room is a bright and well-proportioned space, complete with a feature fireplace with inset burner and a bay window to the front aspect. Double doors connect to the dining room, which enjoys views of the rear garden and access through French doors. A separate study provides a useful space for home working and could also serve as an additional bedroom if required. The kitchen and breakfast room are fitted with a range of modern units and roll-top work surfaces, offering ample space for a range cooker and additional appliances. An integrated dishwasher is included for convenience. The adjoining utility room provides further appliance space, a modern wall-mounted boiler and doors to both the rear garden and the integral double garage.

On the first floor, the landing gives access to four generous bedrooms, all of which feature built-in wardrobes. The main bedroom benefits from a modern en suite shower room with a stylish three-piece suite. The family bathroom is fitted with a contemporary four-piece suite, including a panel bath, separate shower cubicle, low-level WC and hand wash basin. There is underfloor heating in both the upstairs shower/bathrooms.

Outside

Outside, the front garden is laid to lawn and enclosed by mature hedging, providing an excellent degree of privacy. The driveway offers ample parking for several vehicles and leads to the integral double garage. To the rear, the property enjoys a spacious, mainly lawned garden enclosed by timber fencing, offering a secure and peaceful outdoor space ideal for families.

Location

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 are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Beech Avenue and take the first turning left into Maple Drive where the property can be found indicated by our For Sale Board.

