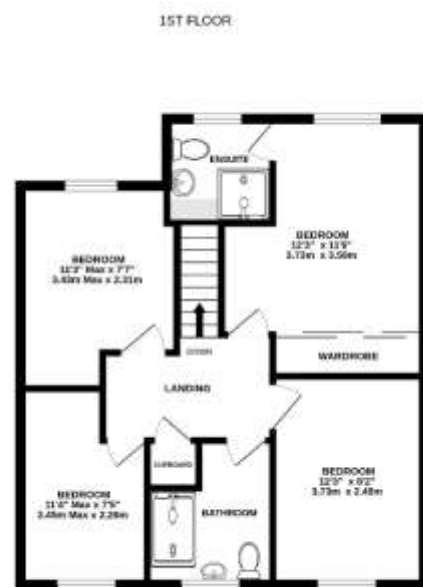




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, dimensions, levels and any other details are approximate and are not intended to be used as a basis for any contract or agreement. This plan is for guidance purposes only and should not be used as a basis for any contract or agreement. The actual layout and dimensions of the property may vary from those shown on the floorplan. No liability is accepted for any loss or damage arising from the use of this floorplan.



Bardolchs Court, Taverham
£425,000 Freehold



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

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

rightmove

zoopla

onTheMarket.com



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.

- Spacious Detached Family Home
- Four Bedrooms With Principal En-Suite
- Modern Re-Fitted Kitchen Plus Utility
- Kitchen/Breakfast Room & Dining Room
- Impressive Extended Family Room
- Downstairs Cloakroom & Family Bathroom
- Private Rear Garden
- Driveway Providing Off Road Parking
- Quiet Cul-de-Sac Location
- EPC Rating Tbc / Council Tax Band D

Description

Iconic Estate Agents are delighted to bring to the market this impressive four-bedroom family home, ideally positioned within a quiet cul-de-sac in the popular village of Taverham. The property has been thoughtfully extended to the rear by the current owners, creating a fantastic family room with bi-folding doors opening directly onto the garden.

The accommodation begins with a generous entrance hallway, with stairs rising to the first floor and doors leading to the principal rooms. There is also a useful cloakroom, which provides access to the well-equipped utility room. The utility room features a range of fitted base units with inset sink and drainer, along with a wall-mounted boiler. Originally forming part of the garage, the utility area also leads through to useful additional storage, complete with a roller door providing access to the front. The re-fitted kitchen is a particular highlight, offering a stylish range of wall and base units complemented by high-quality quartz work surfaces and a breakfast bar. Integrated appliances include a dishwasher and fridge/freezer, while there is also an inset sink and drainer, induction hob with concealed extractor, and separate eye-level oven and grill. Inset spotlights and plinth lighting add to the contemporary finish, while a door provides access to the side of the property. The kitchen flows naturally into the dining room and, beyond, the impressive family room. The dining room is well proportioned, with a window overlooking the rear garden and a door providing access back to the hallway. Without doubt, one of the main features of this home is the generous rear family room, which was added by the current owners. This versatile space benefits from two Velux windows, a multi-fuel burner and a wide set of bi-folding doors, creating a wonderful connection between the house and garden and making it an ideal space for both everyday family life and entertaining.

To the first floor, the landing provides access to all four bedrooms and the family shower room. The principal bedroom benefits from a range of built-in wardrobes and a modern en-suite shower room, which comprises a mains-fed shower within a cubicle, close-coupled WC and wash hand basin set within a vanity unit. There are three further well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. The family shower room has also been re-fitted and offers a modern suite comprising a double shower cubicle, low-level WC and wash hand basin.

Outside

Outside, the front of the property benefits from a driveway providing ample hardstanding for several vehicles, together with access to the side of the house.

The rear garden is mainly laid to lawn and is complemented by established flower and shrub borders. A good-sized composite decking area provides an excellent space for outdoor dining and entertaining, while the bi-folding doors from the family room create a seamless connection between the indoor and outdoor living spaces.

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 and Broadband are all connected.

Local Authority

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

Tenure

Freehold

Directions

From the A1067 Fakenham Road, take the second turning into Thorpe Marriott onto Kingswood Avenue, take the first turning right into Shillgate Way and right into Bardolphins Court.

