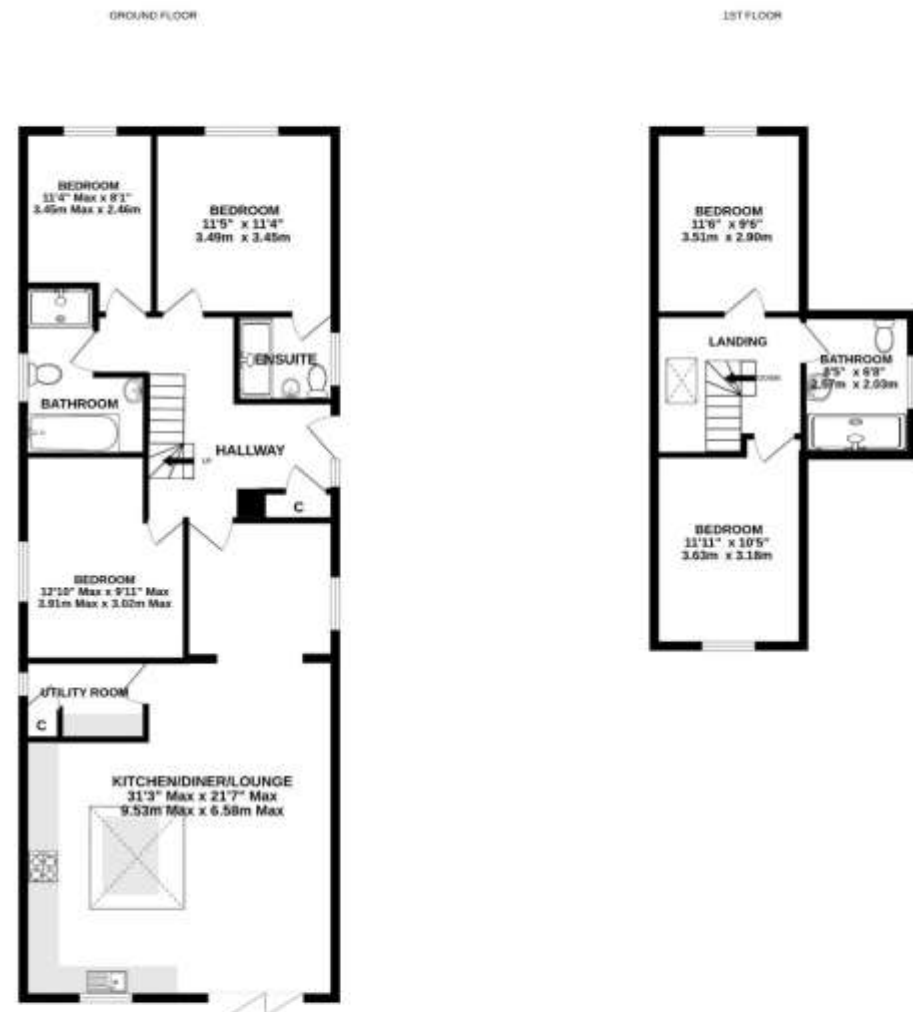


Lloyd Road, Taverham  
Guide Price £500,000 - £550,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any errors, 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 SketchUp 2020.



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

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

rightmove

ZOOPLA

onTheMarket.com

THE GUILD  
PROPERTY  
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.

- Extended & Improved Family Home
- Four Double Bedrooms
- Kitchen With Central Island
- Open Plan Dining/Living Area
- Luxury Bathroom & En-Suite

- West Facing Sunny Rear Garden
- Garage & Ample Parking
- Versatile Accommodation Throughout
- Requested Taverham Location
- EPC Rating C / Council Tax Band

## Description

This recently renovated and extended detached family home offers an exceptional blend of versatile and open-plan living, finished to an extremely high standard throughout.

Designed with modern family life in mind, the property delivers both space and luxury in equal measure.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor. The ground floor layout is highly adaptable, providing three generous double bedrooms, one of which benefits from a beautifully appointed and luxurious en-suite shower room. A stunning four-piece family bathroom suite, finished with premium fittings, serves the remaining bedrooms. The heart of the home is the impressive 30ft open-plan lounge, kitchen and dining area, an outstanding space for both everyday living and entertaining. Flooded with natural light from a striking roof lantern and complemented by bi-fold doors opening onto the rear garden, this space truly brings the indoors and outdoors together. The kitchen itself is fitted with a range of high-quality integrated appliances, a central island with seating, and an extensive selection of luxury wall and base units with quartz work surfaces over. A separate utility room, finished to the same impeccable standard, completes the ground floor accommodation.

To the first floor, there are two further spacious double bedrooms, both served by a stylish and contemporary shower room.

This outstanding home must be viewed to fully appreciate the quality of finish, generous proportions, and superb living space on offer.

## Outside

Externally, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles and access to a detached garage via an electric roller door. The rear garden is a private and sunny retreat, fully enclosed with fencing and mature hedging, and enhanced by raised beds, ideal for families and outdoor enjoyment alike.

## 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

## Directions

From the A1067 Fakenham Road, turn into Lloyd Road and follow the road straight where the property can be found indicated by our For Sale Board.

