

Hazel Close, Taverham  
£450,000 Freehold

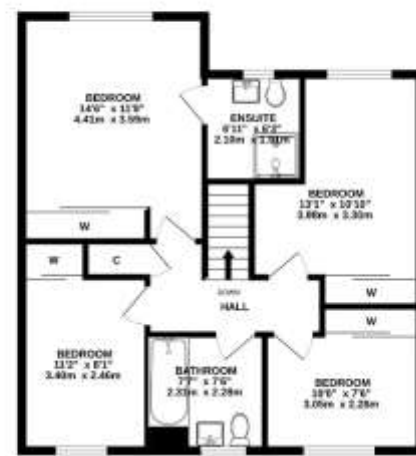


- Stunning Detached Family Home
- Four Spacious Bedrooms
- Principal En-Suite
- Modern Kitchen/Breakfast Room
- Bright Sitting Room With Bay Window
- Versatile Study/Family Room From Converted Garage
- Beautiful West Facing Garden
- Ample Brick Weave Driveway
- Garage
- EPC Rating Tbc / Council Tax Band E

GROUND FLOOR  
968 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 read in conjunction with 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**



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.

## Description

Located in the highly sought-after area of Taverham, this stunning four-bedroom detached family home occupies a generous plot and offers spacious, versatile accommodation throughout.

Beautifully presented and thoughtfully arranged, the property is ideal for modern family living, with excellent reception space, a west-facing garden, and a substantial home office/family room. The property is entered via an enclosed entrance porch with ample storage, leading into a welcoming inner hallway with stairs rising to the first floor and access to the principal ground floor rooms. A contemporary cloakroom features a stylish two-piece suite with vanity storage. The well-proportioned sitting room enjoys a bright front aspect with a charming box bay window and opens through French doors into the formal dining room, creating an excellent flow for entertaining. The dining room offers further access to the rear sun room via sliding doors, providing a lovely additional reception space overlooking the garden. The modern kitchen/breakfast room is fitted with a comprehensive range of wall and base units with complementary work surfaces and a breakfast bar for informal dining. Integrated appliances include an electric oven/grill, separate four-ring gas hob, dishwasher, and stainless-steel sink/drainer. Ceramic tiled flooring continues through to the adjoining utility room, which provides further appliance space and access to the side courtyard garden.

A standout feature of the home is the substantial study/family room, converted from part of the original double garage, offering superb flexibility for home working, hobbies, or additional living accommodation.

To the first floor, the landing gives access to four excellent bedrooms and the family bathroom. The impressive principal bedroom benefits from a range of fitted wardrobes and a modern en-suite shower room. The remaining three bedrooms are all comfortable doubles, each with built-in wardrobes. The stylish family bathroom is fitted with a contemporary three-piece suite comprising a panelled bath with shower over, WC, and wash hand basin

## Outside

Externally, the property is approached via a brick-weave driveway providing ample off-road parking and access to the remaining single garage with up-and-over door. To the rear, the beautifully maintained west-facing garden is predominantly laid to lawn with mature flower and shrub borders, creating a wonderful outdoor space for families and entertaining alike.

A paved patio seating area, timber pergola, and garden shed further enhance the garden, all enclosed by timber fencing and brick walls for privacy. In addition, a charming side courtyard offers the perfect spot to enjoy the morning sun.

## 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 E

## Directions

From A1067 Fakenham Road, take the first turning into Windsor Chase and follow the road around. Turn left into Hazel Close where the property can be found on the right hand side.

