



We warrant that every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as a guide only. Any discrepancies between the plan and the actual property shall prevail. The seller accepts no liability for any error or omission of this statement. Please note: Measurements are approximate.



Broadgate, Taverham
£395,000 Freehold

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

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

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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.

- Well Presented Detached Family Home
- Entrance Hallway With Cloakroom
- Four Bedrooms With Principle En-Suite
- Spacious Lounge
- Stunning Kitchen/Diner
- Three Piece Family Bathroom
- Generous Enclosed Sunny Rear Garden
- Garage Store, Playroom/Study/Gym
- Ample Off Road Parking
- EPC Rating C / Council Tax Band D

Description

A well-presented detached family home situated in a sought-after cul-de-sac position on the edge of Thorpe Marriott, enjoying attractive woodland views to the rear.

The property has been tastefully updated by the current owners and offers spacious, versatile accommodation throughout.

The entrance hall provides access to the cloakroom, lounge, and staircase rising to the first floor. The generous bay-fronted lounge offers ample living space and opens via French doors into the recently re-fitted 19ft kitchen/diner. This impressive space features a range of modern wall and base units with work surfaces over, a breakfast bar, and a selection of integrated appliances. A separate utility room, updated at the same time, provides additional practicality, while a sliding door leads through to a versatile study/playroom.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a contemporary three-piece family bathroom suite.

Outside

Outside, the property is approached via a shared driveway leading to ample off-road parking for several vehicles. There is also access to the gym/store room, complete with an electric roller door.

To the rear, the recently landscaped south-facing garden has been designed for both entertaining and relaxation, featuring a spacious patio area, artificial lawn, two decked seating areas, and a superb man cave/bar with internet access. The garden also enjoys pleasant views over the woodland beyond.

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

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and take the first turning left into Broadgate. The property can be found on the left hand side at the end of the first cul-de-sac.

