

Ganners Hill, Taverham  
OIEO £325,000 Freehold



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

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

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- Well Presented Detached Family Home
- Three Bedrooms
- Spacious L-Shaped Lounge/Diner
- Re-Fitted Kitchen
- Study & Store Room
- Re-Fitted En-Suite & Family Bathroom
- Sunny Split Level Rear Garden
- Oak Doors Throughout
- Sought After Position
- EPC Rating Tbc / Council Tax Band C

## Description

Occupying a desirable position within the popular Thorpe Marriott development, this beautifully presented three-bedroom detached family home has been extensively updated by the current owners and offers stylish, modern accommodation throughout.

The property benefits from a range of recent improvements including a re-fitted kitchen, family bathroom and en-suite shower room, together with quality oak internal doors throughout, creating a contemporary and welcoming home ideal for modern family living.

The accommodation is entered via both a porch and entrance hall, with the hallway providing access to the principal ground-floor rooms. The spacious and well-appointed kitchen has been thoughtfully re-fitted and features a range of modern wall and base units with work surfaces over, complemented by integrated appliances. The generous L-shaped lounge/dining room is flooded with natural light and provides an excellent space for entertaining and everyday living, benefiting from dual access points and a door leading directly onto the rear garden. A convenient cloakroom completes the ground-floor accommodation.

To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish re-fitted family bathroom. The principal bedroom enjoys the added luxury of fitted wardrobes and a contemporary re-fitted en-suite shower room.

## Outside

Externally, the property offers driveway parking to the front along with access to a useful store room, formerly part of the garage. Beyond this is a versatile study/home office space, ideal for those working remotely or requiring additional accommodation.

The attractive rear garden enjoys a sunny aspect and has been designed over split levels, featuring a sunken lawn area and elevated patio seating space, perfect for outdoor dining and entertaining. The garden also benefits from direct access to the study room, further enhancing its versatility.

## Location

Conveniently located within easy reach of highly regarded local schools, shops and everyday amenities, this superb detached home offers an excellent opportunity for families seeking a move-in-ready property in one of Thorpe Marriott's most sought-after locations.

## 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 C

