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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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**ICONIC**  
ESTATE AGENTS

Nightingale Drive, Taverham  
OIEO £325,000 Freehold



- Well Presented Detached Family Home
- Three Bedrooms
- Kitchen/Diner
- Lounge & Separate Dining Room
- Conservatory
- Re-Fitted Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway
- Sought After Taverham Location
- EPC Rating D / Council Tax Band C

## Description

Extended detached family home in a sought after Taverham location.

Situated in a desirable position within Taverham and offering easy access to local schools, shops and amenities, this extended three-bedroom detached family home provides well-balanced and versatile accommodation ideal for modern family living. The ground floor accommodation begins with a welcoming entrance hall with stairs rising to the first floor and a cloakroom. The spacious kitchen/diner offers an excellent family space and features a door opening directly onto the rear garden, along with a useful understairs storage cupboard housing the recently installed gas central heating boiler. Off the hall, there is a comfortable lounge with a feature fireplace, a separate dining room ideal for entertaining, and a conservatory which benefits from underfloor heating and provides additional living space overlooking the garden.

To the first floor, the landing leads to three bedrooms comprising two doubles and a single, all served by a modern re-fitted family bathroom suite.

## Outside

Externally, the property benefits from a driveway to the front providing off-road parking and access to the detached garage.

To the rear is a sunny, panel-fence enclosed garden, mainly laid to lawn, offering a pleasant and private outdoor space.

## Location

Located in a popular residential area and within easy reach of excellent local amenities and transport links, this is a fantastic opportunity to acquire a well-presented family home in Taverham.

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 C

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Sandy Lane and take the second turning right into Nightingale Drive where the property can be found indicated by our For Sale Board.

