

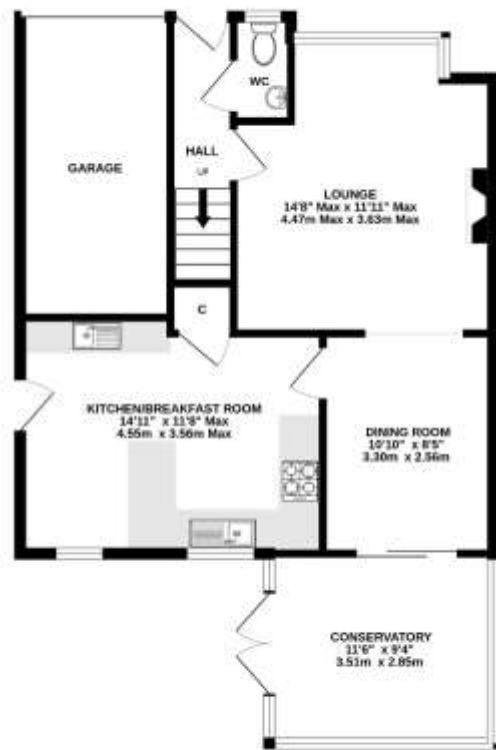


ICONIC
ESTATE AGENTS

Priorswood, Taverham
£335,000 Freehold



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of sale.
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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.

- Detached Family Home
- Three Bedrooms With Principle En-Suite
- Kitchen/Breakfast Room
- Lounge & Dining Room
- Conservatory
- Family Bathroom & Downstairs Cloakroom
- Low Maintenance Walled Rear Garden
- Garage & Driveway
- Good Decorative Order Throughout
- EPC Rating C / Council Tax Band D

Description

We are delighted to offer for sale this three-bedroom detached family home, situated in the popular village of Drayton.

Offered with no onward chain, the property is presented in good decorative order throughout and benefits from a low-maintenance, walled rear garden.

The accommodation comprises an entrance hallway with access to the ground floor cloakroom and sitting room, along with stairs rising to the first floor. The cloakroom is fitted with a two-piece-coloured suite comprising a low-level W/C and hand wash basin. The sitting room is generous in size and features an attractive bay window to the front aspect, with an open aspect leading through to the dining room. The dining room is well proportioned, offering ample space for a dining table, and benefits from a door to the kitchen/breakfast room as well as sliding doors opening into the conservatory. The conservatory provides an excellent additional living space, enjoying views over the rear garden and French doors opening to the side aspect. The kitchen/breakfast room is fitted with a range of wall and base units with work surfaces over, incorporating an integrated electric oven with gas hob and extractor hood. There is ample space for additional appliances, a useful storage cupboard, and a door leading to the side aspect.

To the first floor are three double bedrooms, including a principal bedroom with en-suite shower room, as well as a family bathroom. The principal bedroom benefits from a range of built-in wardrobes and a modern en-suite fitted with a three-piece suite. Bedroom two also features a large walk-in wardrobe. The family bathroom is fitted with a three-piece suite comprising a panelled bath, low-level W/C and hand wash basin.

Outside

Externally, to the front of the property there is a driveway providing ample off-road parking and access to the single garage with up-and-over door. To the rear is a low-maintenance corner plot garden, mainly paved and enclosed by high brick walls, offering a private outdoor space.

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

Leave Norwich via the Aylsham Road and continue through Hellesdon. Take the second turning into Thorpe Marriott onto Drewray Drive and take the second turning into Priorswood where the property can be found on the left hand side

