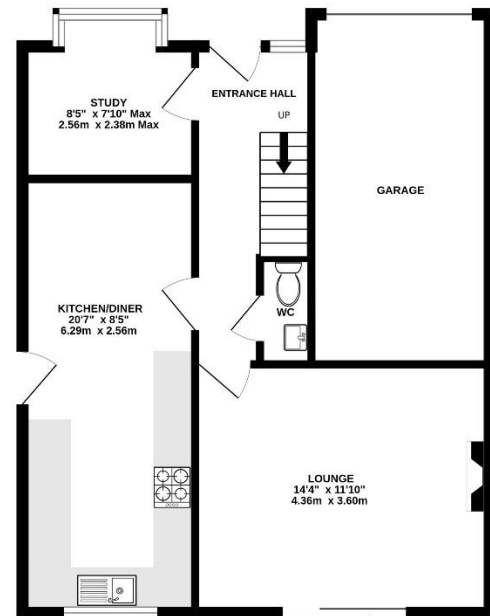
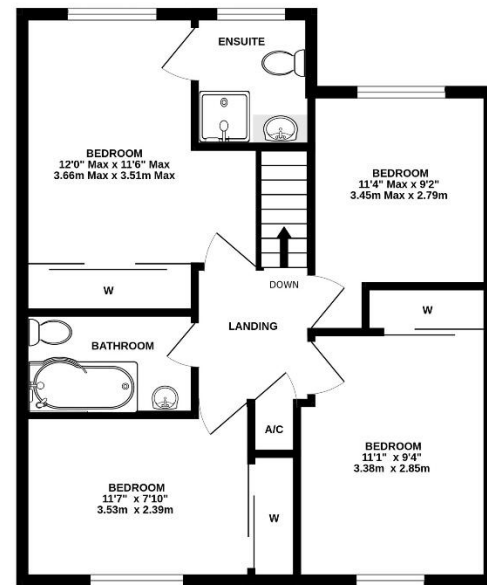


Withy Way, Taverham
OIEO £350,000 - Freehold

GROUND FLOOR



1ST FLOOR



Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62025



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
- Four Generous Bedrooms
- Re-Fitted 20ft Kitchen/Diner
- Spacious Lounge
- Separate Study
- Modern Bathroom & Master En-Suite
- South Facing Mature Rear Garden
- Garage & Driveway
- Close To All Local Amenities
- EPC Rating D / Council Tax Band D

Description

This stunning four-bedroom detached residence combines modern style with generous living space, making it the perfect family home. Well presented throughout, it boasts a re-fitted 20ft kitchen/diner – the true heart of the home – ideal for both everyday family life and entertaining guests. A separate study provides the perfect spot for working from home, while the spacious lounge offers a warm and inviting retreat. The entrance hall and re-fitted cloakroom add a touch of elegance to the ground floor.

Upstairs, a bright and airy landing leads to four generous double bedrooms, three of which feature fitted wardrobes for effortless storage. The modern family bathroom suite is sleek and stylish, ready for you to unwind in after a long day. The master bedroom further boasts a re-fitted en-suite shower room.

Outside

Outside, the property offers off-road parking, an integral single garage to the front, and to the rear, a beautifully private, south-facing mature garden – perfect for relaxing on sunny days or hosting al fresco gatherings on the sunny patio.

Location

Situated close to local shops, amenities, and excellent transport links, this property truly ticks all the boxes for location, style, and practicality.

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

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax Band D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Thorpe Marriott onto Windsor Chase and follow the road around. At the junction, turn right onto Withy Way where the property can be found indicated by our For Sale Board.

