



Room	Metres	Feet
Kitchen/Dining	5.5 x 3.1	18'1 x 10'3
Lounge	5.5 x 3.1	18'1 x 10'2
Bedroom 1	4.5 max x 3.1	14'11 max x 10'2
Bedroom 2	3.1 x 3.0 max	10'3 max x 9'10
Bedroom 3	3.1 x 2.4	10'3 x 7'11

Dimensions and measurements are provided as a guide only



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

Taverham
Norwich

01603 261104
01603 740044

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THE GUILD
PROPERTY
PROFESSIONALS

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.



Paper Mill Lane, Taverham
Offers In Excess Of £395,000
Freehold



- A Rated Modern Build Home Situated on a Corner Plot
- Triple Glazed Windows Throughout
- Underfloor Heating To The Ground Floor
- Stunning Kitchen/Dining Room
- Garage with Electric Door And Driveway
- Popular Taursham Park - Able Homes Development
- Solar PV Roof Panels
- Ceramic Tiled Flooring Throughout
- Fitted Wooden Venetian Blinds
- EPC Rating A / Council Tax Band D

Description

Iconic are pleased to bring to the market this attractive three-bedroom detached home, situated on a desirable corner plot within the popular Taursham Park development in Taverham. The property offers well-proportioned accommodation arranged over two floors, together with a generous garden extending to the side, garage and driveway providing ample off-road parking.

The accommodation comprises an entrance hall with useful built-in storage cupboard and stairs rising to the first floor, together with a downstairs cloakroom. The well-proportioned sitting room is positioned to the front of the property, whilst to the rear is the impressive kitchen/dining room, which provides a particularly light and sociable space for both everyday living and entertaining. The kitchen is fitted with a range of modern units and includes Bosch appliances comprising an electric oven/grill, hob, fridge/freezer and washing machine. The dining area enjoys plenty of natural light, with French doors opening directly onto the rear garden. The ground floor benefits from seamless ceramic tiled flooring with underfloor heating throughout, providing both a practical and comfortable living environment.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a modern three-piece en-suite shower room. There is also a separate family bathroom fitted with a modern three-piece suite. The property further benefits from triple-glazed windows, PV solar panels and approximately five years remaining on the NHBC warranty.

Outside, the property occupies a particularly appealing corner position, with the garden extending around the side of the house. The rear garden is predominantly laid to lawn and features established planting to the borders, together with an extended paved patio area providing an ideal space for outdoor seating and entertaining.

Outside

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A single garage is situated alongside the property and benefits from an electric roller door, with a private driveway providing additional off-road parking.

Location

Taursham Park is ideally positioned within the popular and well-established village of Taverham, offering an excellent range of everyday amenities close at hand. The area is particularly well suited to families, with a good selection of well-regarded schools catering for different age groups, including Taverham High School, Taverham VC CE Junior School, Ghost Hill Infant and Nursery School and Nightingale Infant and Nursery School.

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

