



ICONIC  
ESTATE AGENTS

Fakenham Road, Taverham  
Guide Price £375,000 - £400,000 - Freehold



TOTAL FLOOR AREA : 1660 sq.ft. (157.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 Metrepro 02025



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.

- Deceptively Spacious Detached Home
- Four Generous Double Bedrooms
- 21ft Kitchen/Breakfast Room
- Conservatory
- Spacious Lounge & Separate Dining Room
- Situated Over Three Floors
- Off Road Parking
- Enclosed Mature Garden
- Close To All Local Amenities
- EPC Rating C / Council Tax Band D

## Description

Situated in a rarely available part of Taverham, this much-improved detached family home offers deceptively spacious and versatile accommodation, ideal for modern family living.

The property has been thoughtfully extended and updated by the current owners, creating a warm and welcoming home with a layout that suits both everyday life and entertaining.

Upon entering, you are greeted by a generous porch and entrance hall, which provides access to all principal rooms on the ground floor. To the front of the home, the original garage has been expertly converted into a stylish dining room, offering a light-filled space that's perfect for both family meals and formal gatherings. An elegant archway leads through to the spacious 16ft lounge, which boasts a charming feature fireplace and a comfortable, relaxed atmosphere. To the rear of the property, the 21ft kitchen/breakfast room forms the heart of the home, offering a wide range of wall and base units, ample worktop space, and French doors that open into a bright and airy 12ft conservatory, making it an ideal setting for enjoying the garden views all year round. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs on the first floor, there are three generous double bedrooms and a beautifully presented four-piece family bathroom suite. A further staircase rises to the impressive 25ft master bedroom located on the top floor, providing a peaceful and private retreat with excellent proportions and natural light.

## Outside

Outside, the property offers a driveway to the front, providing off-road parking, while the enclosed rear garden is mature, well-maintained, and perfect for relaxing or entertaining.

The home also benefits from solar panels, further enhancing its energy efficiency and reducing running costs.

## 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.

Ideally located close to local amenities, schools, and transport links, this deceptively spacious home offers a rare opportunity to secure this substantial family home.

## 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 Drayton Road and continue onto Fakenham Road heading towards Taverham. The property can be found turn right just before the Petrol Station into Longs industrial estate where the property can be found on the left hand side.

