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ESTATE AGENTS

Harrold Close, Taverham  
Guide Price £400,000 - £425,000 Freehold



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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
- Four Bedrooms & Principle En-Suite
- Modern Kitchen/Breakfast Room
- Dining Room
- Spacious Sun Room
- Family Bathroom & Downstairs Cloakroom
- Private Rear Garden
- Garage & Driveway
- Sought After Location
- EPC Rating C / Council Tax Band D

## Description

A beautifully presented four-bedroom detached family home, set on a sought-after and rarely available road in Taverham, offered with no onward chain.

This attractive property offers spacious and well-balanced accommodation throughout, together with a private rear garden and a bright sun room overlooking the garden.

The accommodation begins with a welcoming entrance hall, featuring stairs to the first floor and access to all principal ground floor rooms. There is also a convenient cloakroom fitted with a low-level WC and wash hand basin. The generous sitting room is a lovely reception space, centred around a feature fireplace, with French doors opening into the dining room. The dining room provides an ideal space for entertaining and family meals, with further doors leading to both the sun room and the kitchen/breakfast room. The sun room enjoys pleasant views over the rear garden and benefits from a recently updated insulated roof, creating a comfortable year-round living space. The kitchen/breakfast room is fitted with a range of attractive wall and base units, complemented by a breakfast bar. Integrated appliances include an electric oven/grill, separate four-ring gas hob with extractor hood above, and dishwasher, with additional space for further appliances. A side door provides external access.

To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from built-in double wardrobes and an en-suite shower room comprising a modern shower cubicle, low-level WC and wash hand basin with vanity storage. Bedrooms two and three also feature built-in wardrobes. The family bathroom has been refitted with a contemporary suite, including a panelled bath with shower over, low-level W/C and wash hand basin

## Outside

Externally, the front of the property offers a brickweave driveway providing off-road parking, together with a shingled area for additional parking. There is also a dingle garage with door to the front aspect. To the rear is a private enclosed garden, mainly laid to lawn with a separate patio seating area, ideal for outdoor dining and entertaining.

## 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

From Drayton Road, continue onto Fakenham Road heading towards Taverham. Take the first exit into Thorpe Marriott onto Windsor Chase and follow the road around. Turn left at the junction and continue along and take the first exit at the mini roundabout continuing on Kingswood Avenue. Harrold Close can be found on the left hand side.

