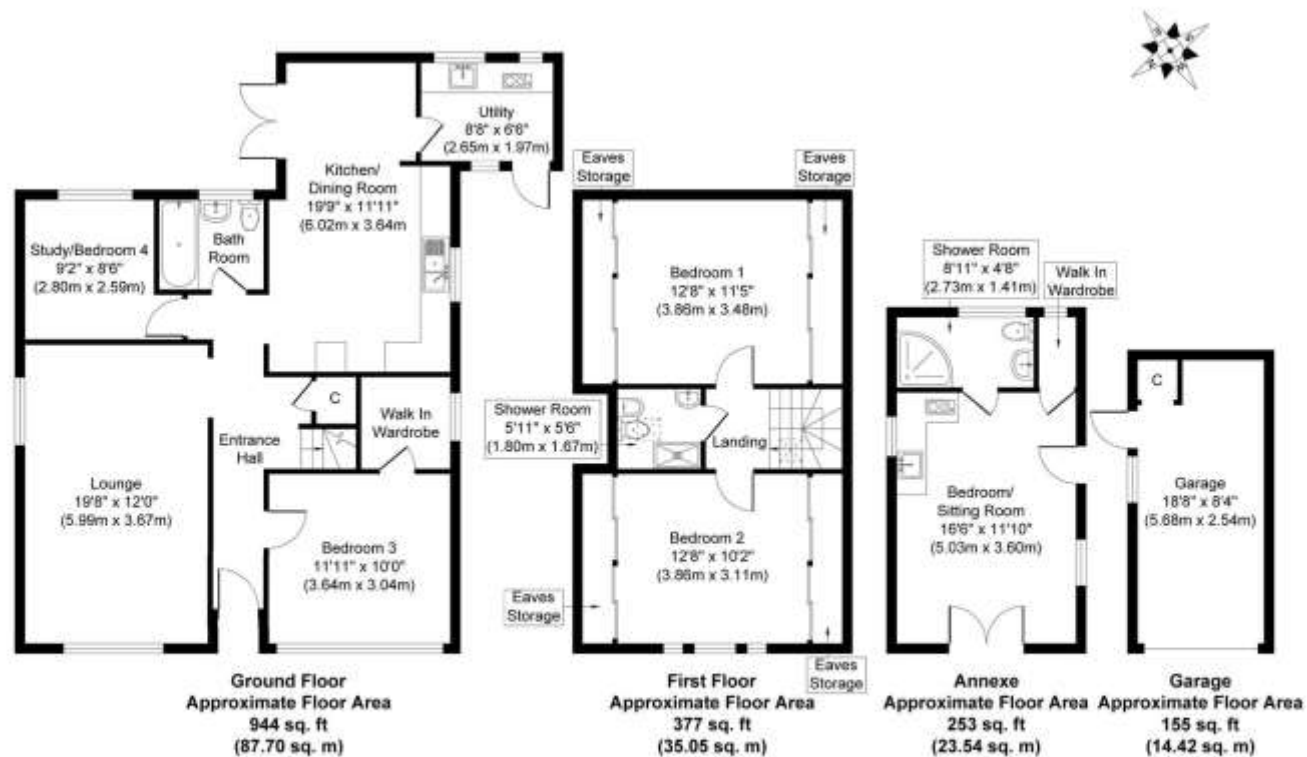


Springfield Road, Taverham
£455,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

- Detached Chalet On A Generous Corner Plot
- Four Bedrooms & Two Modern Bathrooms
- Spacious Kitchen/Dining Room
- Utility Room
- Generous Sitting Room
- Self Contained Annexe
- Detached Garage & Driveway Parking
- Over 1700sq ft Including Annexe & Garage
- Flexible Accommodation, No Onward Chain
- EPC Rating D & D / Council Tax Band A & C

Description

Offering in excess of 1,700 sq. ft. of flexible accommodation including the annexe and garage, this impressive home occupies a generous corner plot and is offered to the market with no onward chain.

Having been thoughtfully extended over the years, the property provides spacious and adaptable accommodation that will appeal to families, those requiring multi-generational living, or buyers looking for the flexibility of predominantly ground floor accommodation.

The welcoming entrance hall provides access to the majority of the ground floor rooms. The sitting room is a beautifully proportioned space measuring almost 20', creating the perfect setting for relaxing or entertaining. The heart of the home is the impressive kitchen/dining room, fitted with a comprehensive range of high-quality wall and base units, ceramic tiled flooring and ample worktop space. There is room for a range cooker along with additional freestanding appliances, while French doors open directly onto the rear garden, allowing plenty of natural light to flood the room. A separate utility room provides further storage, appliance space and additional practicality. The ground floor offers two generous double bedrooms, including an excellent principal bedroom complete with a large walk-in wardrobe, which offers potential to be converted into an en-suite subject to any necessary consents. A stylish family bathroom serves the ground floor and features a modern three-piece suite comprising a panelled bath, low-level WC and hand wash basin.

To the first floor are two further well-proportioned double bedrooms, both benefiting from useful eaves storage, together with a contemporary shower room fitted with a modern three-piece suite.

A real standout feature of this property is the self-contained annexe, offering exceptional versatility. Comprising a spacious bedroom/living room, kitchenette, walk-in wardrobe and modern shower room, it is ideally suited for an elderly relative, independent family member, guest accommodation, home office or business space.

Equally, it offers excellent income potential with an estimated rental value of approximately £600-£650 per calendar month and benefits from its own independent Council Tax Band A assessment.

Outside

Outside, the property enjoys a generous corner plot with wraparound gardens that have been designed with ease of maintenance in mind, while still offering plenty of opportunity for keen gardeners to personalise the outside space. A detached garage and driveway provide excellent parking and additional storage.

Combining generous proportions, outstanding flexibility and a highly sought-after self-contained annexe, this is a rare opportunity to acquire a home that can easily adapt to changing family needs while offering superb potential for home working, independent living or supplementary income.

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 are all connected.

Local Authority

Broadland District Council, Horizon Business Centre,
Peachman Way, Norwich, NR7 0WF
Council Tax C Annexe Council Tax A

Directions

From the A1067 Fakenham Road, Taverham, turn into Roedich Drive and take the second turning into Springfield Road where the property can be found indicated by our For Sale Board.

