

Ganners Hill, Taverham
OIEO £325,000 Freehold



We have every attempt has been made to present the accuracy of the floorplans contained here, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operability or efficiency can be given. Made with iMeasure 10/10/14



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.

- Well Presented Detached Family Home
- Three Bedrooms
- Spacious L-Shaped Lounge/Diner
- Re-Fitted Kitchen
- Study & Store Room
- Re-Fitted En-Suite & Family Bathroom
- Sunny Split Level Rear Garden
- Oak Doors Throughout
- Sought After Position
- EPC Rating Tbc / Council Tax Band C

Description

Occupying a desirable position within the popular Thorpe Marriott development, this beautifully presented three-bedroom detached family home has been extensively updated by the current owners and offers stylish, modern accommodation throughout.

The property benefits from a range of recent improvements including a re-fitted kitchen, family bathroom and en-suite shower room, together with quality oak internal doors throughout, creating a contemporary and welcoming home ideal for modern family living.

The accommodation is entered via both a porch and entrance hall, with the hallway providing access to the principal ground-floor rooms. The spacious and well-appointed kitchen has been thoughtfully re-fitted and features a range of modern wall and base units with work surfaces over, complemented by integrated appliances. The generous L-shaped lounge/dining room is flooded with natural light and provides an excellent space for entertaining and everyday living, benefiting from dual access points and a door leading directly onto the rear garden. A convenient cloakroom completes the ground-floor accommodation.

To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish re-fitted family bathroom. The principal bedroom enjoys the added luxury of fitted wardrobes and a contemporary re-fitted en-suite shower room.

Outside

Externally, the property offers driveway parking to the front along with access to a useful store room, formerly part of the garage. Beyond this is a versatile study/home office space, ideal for those working remotely or requiring additional accommodation.

The attractive rear garden enjoys a sunny aspect and has been designed over split levels, featuring a sunken lawn area and elevated patio seating space, perfect for outdoor dining and entertaining. The garden also benefits from direct access to the study room, further enhancing its versatility.

Location

Conveniently located within easy reach of highly regarded local schools, shops and everyday amenities, this superb detached home offers an excellent opportunity for families seeking a move-in-ready property in one of Thorpe Marriott's most sought-after locations.

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 C

