

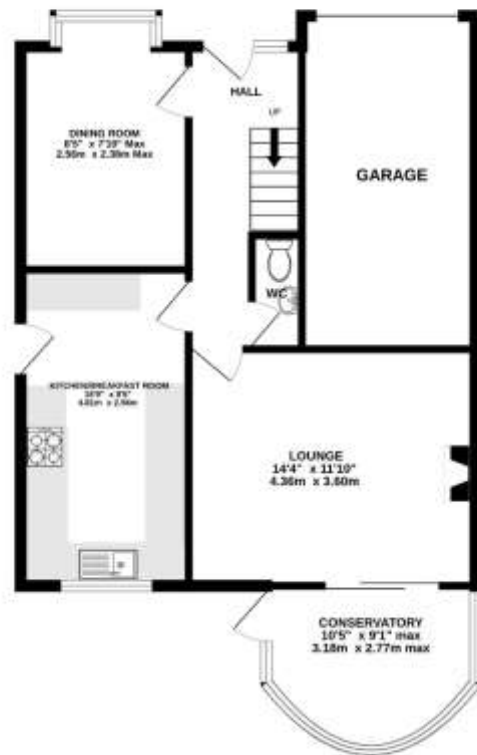


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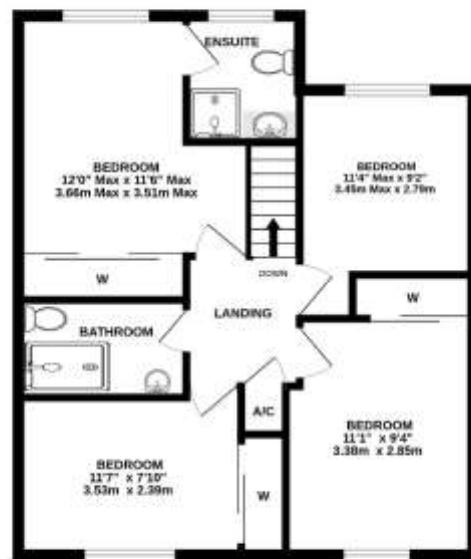
Windsor Chase, Taverham
£360,000 Freehold



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors 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 floorplan 42026



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.

- Four Bedroom Detached Family Home
- Generous Kitchen/Breakfast Room
- Spacious Sitting Room
- Conservatory
- Separate Bay Fronted Dining Room

- Principle En-Suite & Downstairs Cloakroom
- Enclosed Rear Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D

Description

Offered to the market with no onward chain, this attractive four-bedroom detached family home is ideally situated in the sought-after area of Taverham and is available for immediate purchase.

Boasting spacious and well-balanced accommodation throughout, together with a private rear garden, driveway parking and garage, this is an excellent opportunity for families and movers alike.

The accommodation begins with a welcoming entrance hall, featuring stairs rising to the first floor and access to all principal ground floor rooms. There is also a convenient downstairs cloakroom fitted with a low-level WC and wash hand basin. To the front of the property, the dining room enjoys an attractive bay window, creating a bright and inviting space ideal for formal dining or entertaining. To the rear, the generously sized sitting room offers excellent living space and benefits from sliding patio doors opening into the conservatory, providing a pleasant additional reception area with views over the garden. The spacious kitchen/breakfast room is fitted with a range of wall and base units with work surfaces over, inset ceramic sink/drain, integrated electric oven with gas hob, and ample space for further appliances. White goods are included within the sale. A rear-facing window overlooks the garden, with an additional side access door.

To the first floor, the landing provides access to all bedrooms and includes an airing cupboard. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room. Bedrooms two and three also feature built-in wardrobes, while bedroom four is a well-proportioned single room, ideal as a nursery, home office or guest room. The family shower room has been modernised and comprises a double shower cubicle, low-level WC and wash hand basin.

Outside

Externally, the property enjoys a driveway providing off-road parking and access to the single garage. To the rear is a mature and private garden, mainly laid to lawn with established flower and shrub borders, all enclosed by timber fencing. Early viewing is highly recommended to appreciate the space, location and convenience this superb home has to offer.

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

Directions

From the Fakenham Road, take the first turning into Thorpe Marriott onto Windsor Chase and follow the road round where the property can be found on the right hand side indicated by our For Sale Board.

