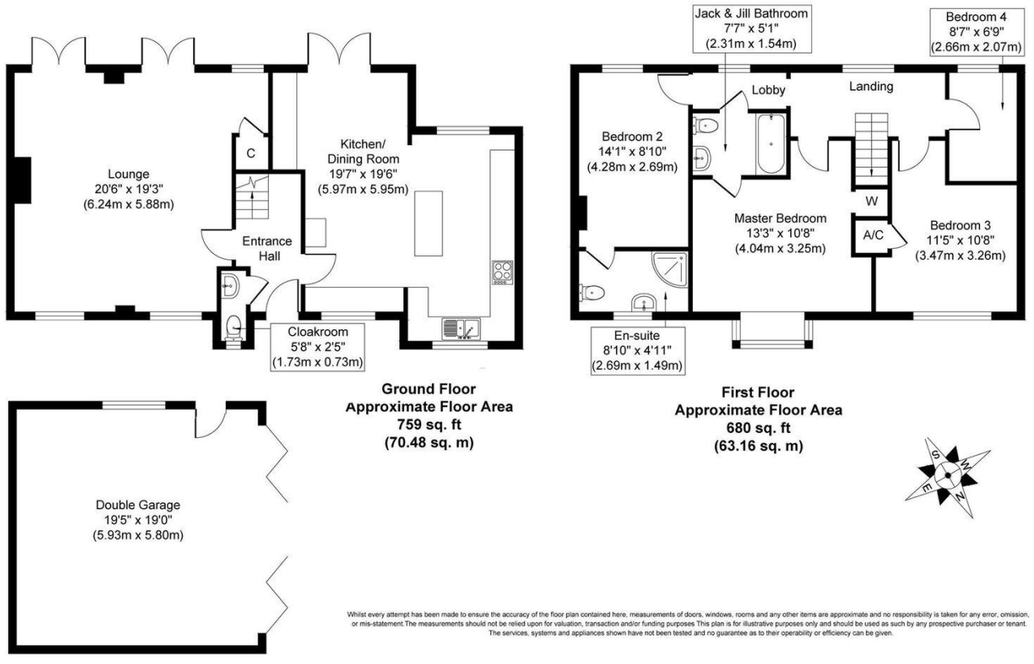
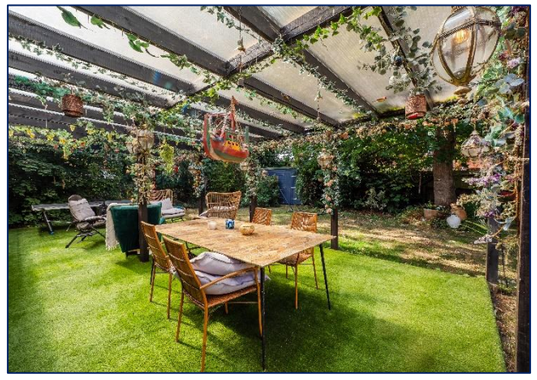




ICONIC
ESTATE AGENTS

# Barberry Close, Taverham
## Offers In Excess Of £475,000
## Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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- Stunning Detached Family Home
- Four Well Proportioned Bedrooms
- Principal En-Suite
- Spacious Kitchen With Central Island
- Two Reception Areas With French Doors
- Private, Mature Rear Garden
- Double Garage With Bi-Fold Doors
- Ample Driveway For Multiple Vehicles
- Cul-de-Sac Location
- EPC Rating C / Council Tax Band D

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Barberry Close
Taverham, Norwich, NR8 6YH

## Description

A stunning four-bedroom detached family home occupying an enviable position at the end of a quiet cul-de-sac in the highly sought-after village of Taverham.

Offering a genuinely private plot, a double garage and beautifully maintained gardens, this exceptional home provides spacious and versatile accommodation ideal for modern family living. The accommodation begins with a welcoming entrance hallway featuring a staircase rising to the first floor and doors leading to the principal ground floor rooms. There is also a convenient cloakroom fitted with a modern two-piece suite comprising a low-level WC and hand wash basin. The impressive sitting room is a superb living space, measuring in excess of 20 feet and flooded with natural light. A feature fireplace creates an attractive focal point, while two sets of French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. The heart of the home is the beautifully appointed kitchen/dining room, fitted with a comprehensive range of high-quality wall and base units complemented by rolled-edge worktops and a central island. Integrated appliances include a double electric oven, separate ceramic hob with concealed extractor, fridge, freezer and dishwasher. A one-and-a-half bowl ceramic sink with mixer tap, designer radiator and inset spotlights complete the space, while there is ample room for a family dining table and French doors leading out to the garden.

To the first floor, the landing provides access to all four bedrooms. The principal bedroom enjoys a beautiful bay window overlooking the front aspect and benefits from direct access to the stylish Jack & Jill family bathroom. The bathroom is fitted with a contemporary three-piece suite comprising a P-shaped bath with shower over, low-level WC and hand wash basin. Bedroom two is another generous double room and benefits from its own en-suite shower room, complete with a corner shower cubicle, low-level WC and hand wash basin. Bedrooms three and four are both well-proportioned, with one also featuring a useful airing cupboard.

## Outside

Externally, the driveway has a driveway providing off-road parking and gives access to the double garage. The garage has been enhanced with bi-folding doors, power, lighting, extensive overhead storage and a side access door, making it an ideal space for a home office, gym or hobby room if desired.

The rear garden is a real highlight of the property, offering an excellent degree of privacy and a wonderful setting for both relaxing and entertaining. Beautifully landscaped, it is predominantly laid to lawn with mature flower and shrub borders, together with an attractive feature pond. A large artificial lawn is complemented by a substantial timber pergola with inset lighting, creating a fantastic outdoor space to enjoy throughout the year.

## 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











