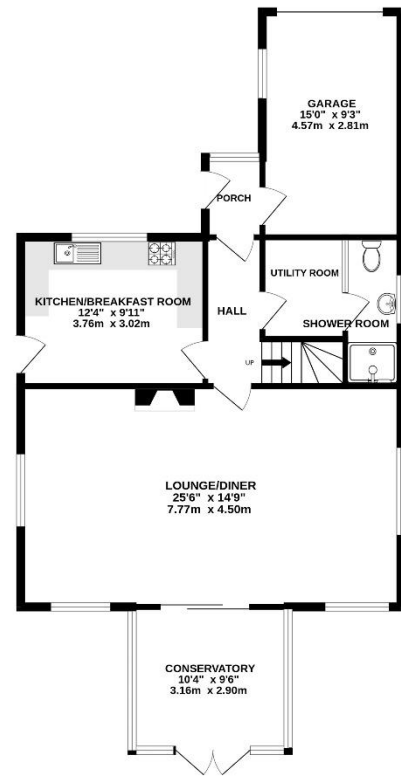




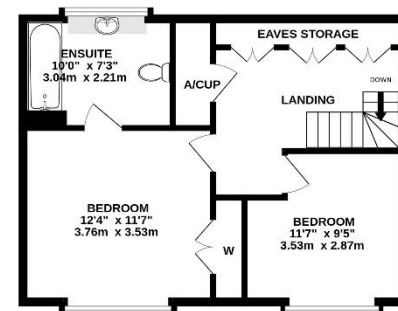
ICONIC
ESTATE AGENTS

Fakenham Road, Taverham
OIEO £325,000 Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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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.

- Individually Designed Detached Chalet
- Two Double Bedrooms
- En-Suite & Downstairs W/c
- Kitchen/Breakfast Room
- Spacious 25ft Lounge/Diner
- Conservatory
- Sunny South Facing Rear Garden
- Garage & Driveway With Ample Parking
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D

Description

An individually designed detached two-bedroom chalet, situated in the highly sought-after village of Taverham, offering deceptively spacious and versatile accommodation throughout. The property is approached via a porch leading into the entrance hall, with internal doors providing access to the single garage, utility room, kitchen/breakfast room, and the generous lounge/diner. The kitchen/breakfast room is fitted with a range of wall and base units with work surfaces over, and offers ample space for a dining table, making it ideal for everyday living. The utility room leads through to a recently refitted contemporary ground floor shower room.

To the rear of the property, a particularly impressive 25.6ft open-plan lounge/diner benefits from dual aspect windows, a feature fireplace, and patio doors opening into a bright conservatory, creating a wonderful space for both relaxing and entertaining.

Upstairs, the landing gives access to two well-proportioned double bedrooms along with some eave's storage and an airing cupboard. The principal bedroom features fitted wardrobes and a modern three-piece en-suite bathroom.

Outside

Externally, the property enjoys a mature front garden with ample off-road parking and access to the attached single garage.

To the rear, there is a private, south-facing garden, mainly enclosed by panel fencing and enhanced by established plants and shrub borders, providing a pleasant outdoor space.

Location

The property is conveniently located within easy reach of local shops, schools, and regular bus routes, making it an excellent choice for a range of buyers.

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 D

Tenure

Freehold

Directions

The property can be found on the A1067 Fakenham Road on the left hand side indicated by our For Sale Board.

