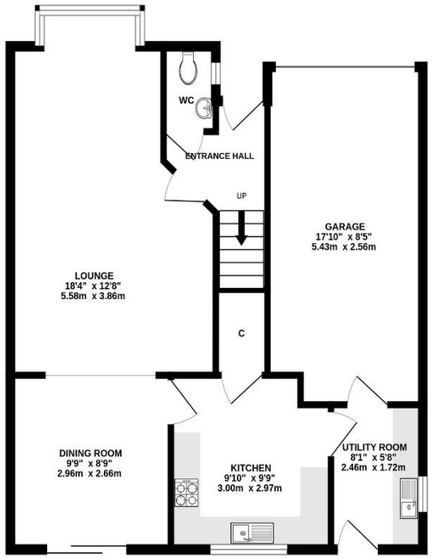
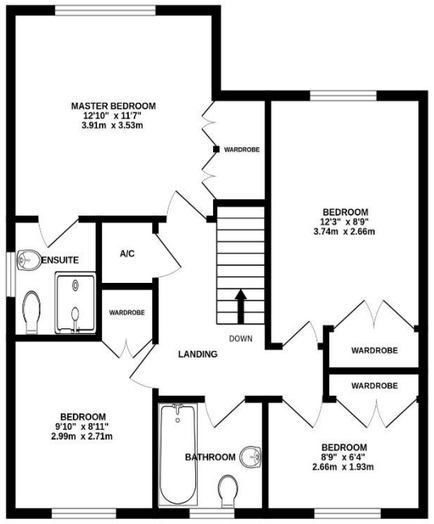
GROUND FLOOR



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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ICONIC
ESTATE AGENTS

Walsingham Drive, Taverham
OIEO £340,000 - Freehold



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.

- Detached Family Home
- Four Bedrooms
- Kitchen With Separate Utility Room
- Spacious Bay Fronted Lounge
- Re-Fitted En-suite & Family Bathroom
- Enclosed Rear Garden
- Re-Fitted Gas Boiler
- Integral Garage & Ample Parking
- Sought After Position
- EPC Rating C / Council Tax Band D

ICONIC

Walsingham Drive,
Taverham, Norwich, NR8 6FZ

Description

Situated in a highly sought-after cul-de-sac within Thorpe Marriott, this beautifully presented four-bedroom detached home offers generous and well-planned accommodation, perfect for family living. The property welcomes you via an inviting entrance hall with stairs rising to the first floor, access to the re-fitted cloakroom, and a door leading through to the spacious bay-fronted lounge, extending to over 18ft in length — a wonderful space for relaxing and entertaining.

A separate dining room provides an ideal setting for family meals or formal occasions, while the well-appointed kitchen is complemented by a practical utility room.

Upstairs, the first-floor landing serves four generous bedrooms all with fitted wardrobes, including a master bedroom benefiting from a re-fitted en-suite shower room, alongside a modern family bathroom suite.

Outside

Outside, the property is approached via a shared private driveway offering ample off-road parking and access to an integral garage. To the rear, an enclosed lawned garden provides an ideal area for outdoor dining and entertaining. This superb family home combines space, comfort, and a peaceful setting, all within easy reach of local amenities, schools, and transport links.

Location

The property is well-positioned for access to local amenities and enjoys close proximity to the Marriotts Way, a 26-mile pedestrian and cycle track connecting the city centre and the market town of Aylsham.

Taverham is situated six miles to the North/West of Norwich and offers good access to both the NDR and A47. There is 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

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road heading through Hellesdon. Take the second turning left into Thorpe Marriott onto Drewray Drive and take the first turning left into Walsingham Drive where the property can be found on your right hand side.











