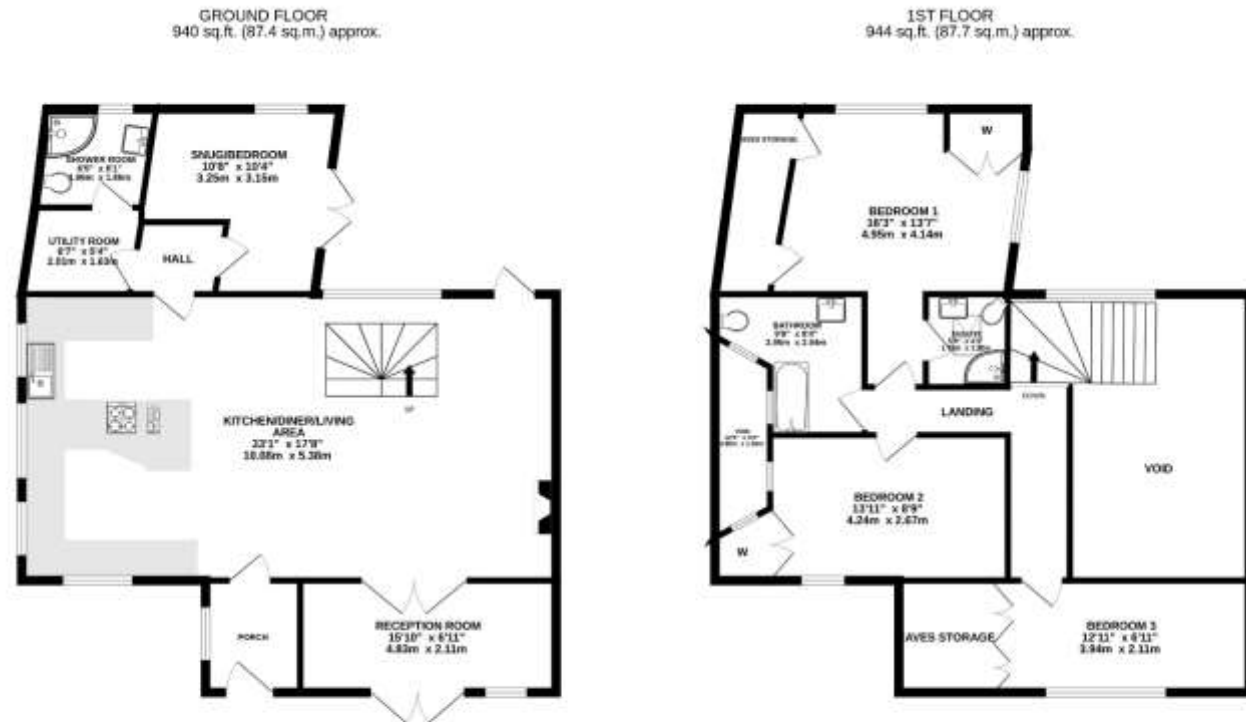


Taverham Road, Taverham
Guide Price £475,000 - £500,000 Freehold



TOTAL FLOOR AREA: 1884 sq.ft. (175.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metaphor 03/2020



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

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

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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.

- Impressive Victorian Conversion
- Over 1,800 sq ft Of Beautiful Accommodation
- 33ft Open Plan Kitchen, Dining & Living Space
- High-Spec Kitchen
- Multiple Reception Rooms
- Principle Bedroom With En-Suite
- Enclosed Walled Garden
- Driveway Parking & Potential For Outbuilding
- Overlooking St. Edmunds Church
- EPC Rating Tbc /Council Tax Band D

Description

Iconic are delighted to present The Old School, situated in the highly regarded village of Taverham. Occupying a beautiful position overlooking St Edmund's Church, this impressive Victorian home has been tastefully modernised throughout by the current owners.

Viewing is essential to fully appreciate the space, character and quality on offer. The accommodation extends to in excess of 1,800 sq ft and comprises an entrance porch with tiled flooring, a side aspect window and a further door leading through to the impressive kitchen, dining and living area. Measuring over 33 feet in length, this outstanding open-plan space is enhanced by high-level windows, modern inset spotlights and stripped wood flooring. The kitchen is fitted with a range of contemporary high-gloss units with worktops above. Appliances include an inset ceramic hob with two additional gas burners, an eye-level electric oven and grill, and a range of integrated appliances including a fridge/freezer, wine cooler, dishwasher and microwave. The dining area flows seamlessly into the sitting room, which is complemented by a modern feature fireplace. French doors open into an additional reception space, with stairs rising to a mezzanine level. The front reception room is ideal as a home office with further French doors providing private external access if required. From the dining area, a rear hallway provides access to the utility room, shower room and snug. The utility room offers additional storage and space for appliances, while the downstairs shower room features a modern three-piece suite with ceramic tiled walls and floors, comprising a shower cubicle, low-level W/C and hand wash basin with vanity unit beneath. The ground floor is completed by a cosy rear snug, which could alternatively be used as a bedroom or office, with double doors opening directly onto the enclosed rear garden. To the first floor, the mezzanine landing enjoys an attractive outlook over the sitting room, showcasing some original timbers, with loft access and doors leading to all first-floor rooms.

The principal bedroom enjoys stunning front aspect views, fitted wardrobes and access to a modern en-suite shower room. The family bathroom is also contemporary, featuring a panelled bath with shower over, low-level WC and hand wash basin with vanity unit. Two further well-proportioned double bedrooms complete the accommodation, both offering ample storage

Outside

Externally, the property benefits from a front driveway providing generous off-road parking, with brick retaining walls and space for a timber outbuilding if required. To the rear is a traditional walled garden with side access gate, offering ample seating areas.

The garden is low maintenance and enjoys the morning sun.

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

Directions

From the Drayton Road, take the left fork onto Taverham Road and continue along where the property can be found on the left hand side indicated by our For Sale Board.

