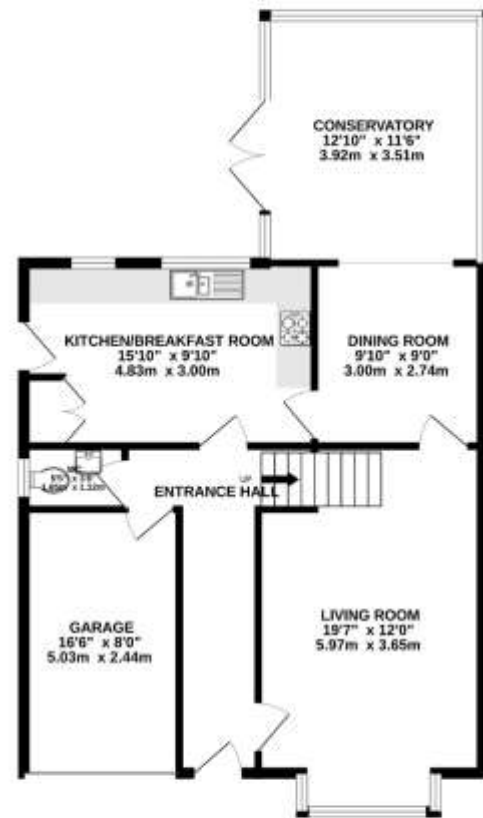


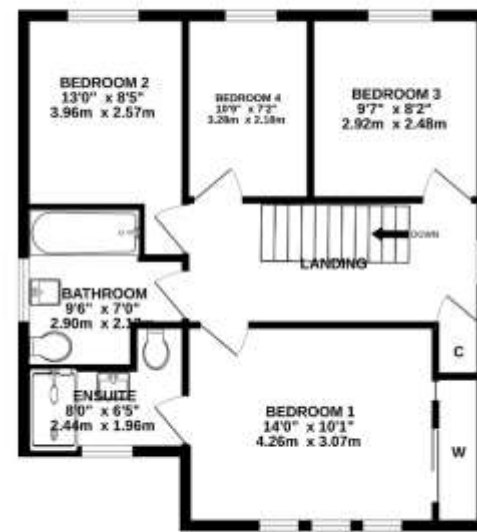
Bardolchs Court, Taverham  
Guide Price £400,000 - £425,000 Freehold



GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, covered areas, measurements of doors, windows, stairs and any other areas 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 Metropix 6/2020



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

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

rightmove

ZOOPLA

nTheMarket.com

THE GUILD  
PROPERTY  
PROFESSIONALS

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.

- Well Presented Detached Family Home
- Four Bedrooms With Principle En-Suite
- Spacious Kitchen/Breakfast Room
- Bay Fronted Lounge With Log Burner
- Dining Room & Conservatory

- Modern Family Bathroom
- Enclosed Rear Garden
- Garage & Driveway
- Beautifully Modernised Throughout
- EPC Rating Tbc / Council Tax Band D

## Description

A beautifully presented four-bedroom detached family home, situated in the highly sought-after area of Taverham.

Tastefully updated and modernised throughout, this impressive property offers spacious and versatile accommodation, complemented by a conservatory and a private enclosed rear garden.

The accommodation begins with a welcoming entrance hall, providing access to the principal ground floor rooms and stairs rising to the first floor. A convenient cloakroom is fitted with a modern two-piece suite comprising a low-level WC and wash hand basin. To the front aspect, the generous sitting room features an attractive bay window and a charming log burner, creating a warm and inviting living space. A door leads through to the dining room, ideal for both family meals and entertaining. The well-proportioned dining room flows seamlessly into the conservatory, which overlooks the rear garden and benefits from French doors opening outside. The stylish kitchen/breakfast room is fitted with a range of attractive wall and base units with work surfaces over, incorporating a composite sink/drain, eye-level Bosch oven and grill, separate four-ring electric hob with extractor above, integrated fridge/freezer and dishwasher. Hardwood flooring adds to the quality finish, while there is ample space for a breakfast table and access to the side of the property.

The integral single garage is currently utilised as a practical utility and storage space, with an electric roller door to the front.

To the first floor, the landing provides access to all bedrooms, the loft space and a useful storage cupboard. The principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room, fitted with a rainfall shower, low-level WC and wash hand basin with vanity storage. There are three further well-proportioned bedrooms, all enjoying views over the rear garden. The family bathroom has also been stylishly re-fitted and comprises a modern white suite including panelled bath with shower over, low-level WC and wash hand basin set within a vanity unit.

## Outside

Outside, the front of the property offers ample off-road parking via a driveway laid to brick weave and hardstanding, leading to the garage. To the rear, the enclosed east-facing garden has been designed for ease of maintenance, being mainly laid to lawn with attractive sandstone patio seating areas, mature flower and shrub borders, and enclosed by timber fencing.

## Location

This superb home is ideal for growing families seeking a move-in-ready property in a popular residential location, close to excellent local amenities, schools and transport links.

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 A1067 Fakenham Road, take the second turning into Thorpe Marriott onto Kingswood Avenue, take the first turning right into Shillgate Way and right into Bardolphins Court.

