

St Edmunds Rise, Taverham
Guide Price £425,000 - £450,000 Freehold



Garage
Approximate Floor Area
163 sq. ft
(15.15 sq. m)

Approximate Floor Area
1492 sq. ft
(138.59 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

- Modernised Detached Bungalow
- Four Generous Bedrooms
- Stylish Re-Fitted Kitchen
- Utility Room & Cloakroom
- Spacious Sitting Room With Fireplace
- Dining Room & Conservatory
- Re-Fitted Family Bathroom Suite
- Garage & Driveway With Ample Parking
- Beautiful Landscaped Plot
- EPC Rating C / Council Tax Band D

Description

Iconic are delighted to present this stylish and spacious detached property, occupying a generous plot in a sought-after Taverham location.

Thoughtfully updated throughout, the property offers versatile living accommodation, ideal for growing families or those looking for single-level living with additional space.

The internal layout comprises an inviting entrance hallway with a useful storage cupboard and access to all principal rooms. To the front aspect, the sitting room is a warm and welcoming space, featuring hardwood flooring, a charming feature fireplace, and French doors opening into a light-filled conservatory. With a desirable south-west facing aspect and French doors onto the garden, the conservatory provides an excellent additional reception room to relax and unwind.

Three of the bedrooms are accessed from the main hallway, all of which are generous doubles. The fourth bedroom, currently used as a second sitting room, enjoys French doors that lead out to a raised composite deck, a perfect space for indoor-outdoor living. The stylishly re-fitted family bathroom includes a modern white suite comprising a panelled bath with shower over, low level W/C, and a wash basin with vanity unit. Further features include tiled walls, a built-in storage cupboard, and an opaque window for natural light.

The kitchen has been tastefully updated with a range of sleek wall and base units, solid worktops, and integrated appliances including a fridge/freezer and dishwasher. A space for a range cooker, splashback tiling, and a ceramic sink completes the look. The kitchen flows seamlessly into the dining room and utility area to the rear, where the hardwood flooring continues. French doors from the dining space open directly onto the raised decking area, making it ideal for entertaining. The utility area offers further fitted units, space for white goods, and access to the rear garden and WC, which is fitted with a two-piece suite.

Outside

Externally, the property enjoys impressive outside space. The front garden is laid to lawn with mature shrubs and trees, while a shingled driveway offers ample off-road parking and access to the single garage with up-and-over door. To the rear, the private south-west facing garden features a raised composite deck, lawned area, mature hedging and fencing, a shingled seating space, and a charming summerhouse. A large paved area to the side of the conservatory provides yet more room for outdoor seating and entertaining.

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 Taverham Road, turn into St Edmunds Rise and left into the cul-de-sac where the property can be found on the left hand side.

