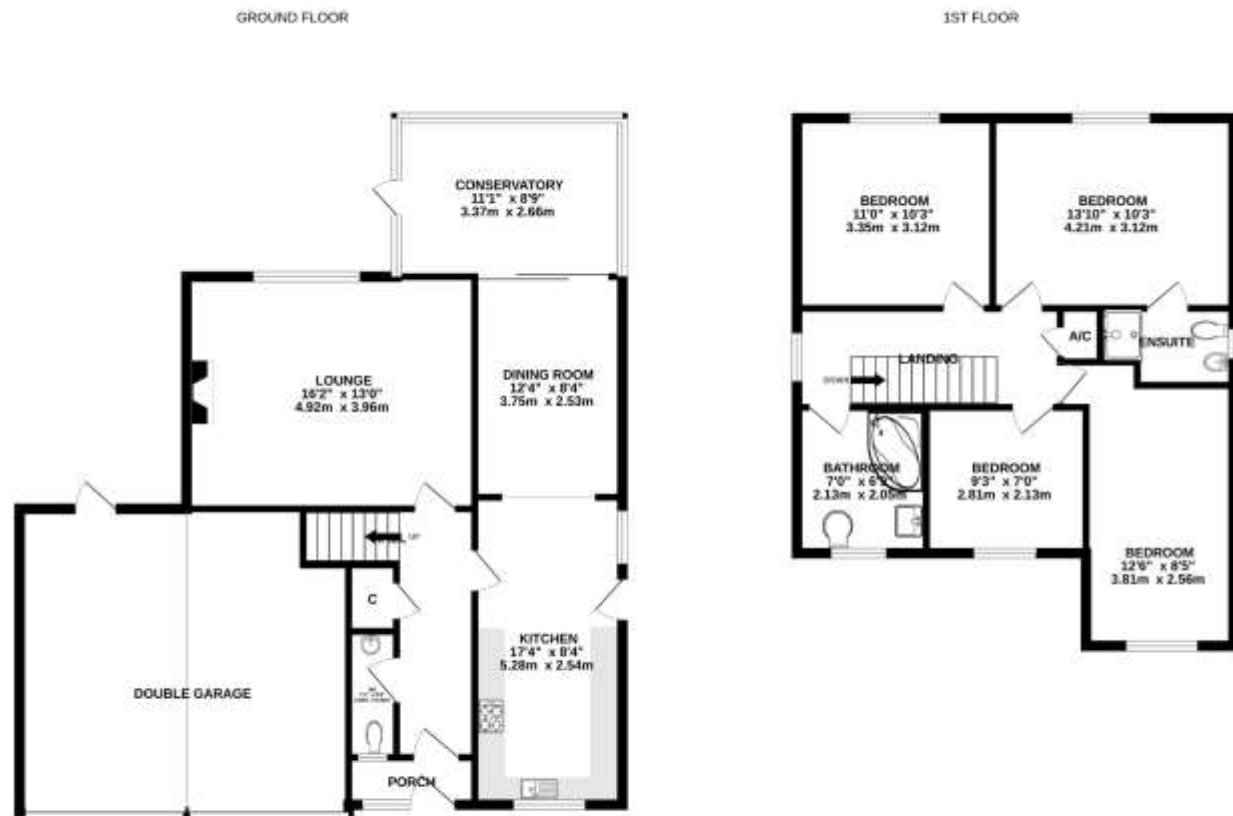


Shepherd Way, Taverham
Guide Price £425,000 - £450,000 Freehold



- Modernised Detached Family Home
- Four Well Proportioned Bedrooms
- Principle En-Suite
- Contemporary Kitchen Plus Dining Room
- Spacious Lounge With Feature Fireplace
- Conservatory
- Private Enclosed Rear Garden
- Double Garage & Ample Driveway
- Quiet Cul-de-Sac Location
- EPC Rating D / Council Tx Band D



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

Description

Situated in a sought-after and peaceful cul-de-sac within the popular village of Taverham, this beautifully modernised detached family home offers spacious and versatile accommodation throughout.

Thoughtfully updated by the current owners, the property combines contemporary styling with practical family living, making early viewing highly recommended.

The accommodation begins with an entrance porch leading into the welcoming inner hallway, which provides access to all principal ground floor rooms, a convenient cloakroom/WC fitted with a modern two-piece suite, and a staircase rising to the first floor. The spacious sitting room is a bright and comfortable living space, featuring a fireplace, inset spot lighting, and a window overlooking the rear garden, creating an attractive focal point for family relaxation. The contemporary kitchen is fitted with an extensive range of modern high-gloss wall and base units complemented by work surfaces over. Integrated appliances include a double electric oven/grill, four-ring gas hob, and extractor hood, while there is ample space for additional appliances. Further benefits include wooden flooring, inset spotlights, a side access door, and an open-plan connection to the dining room. The dining room offers generous space for a family dining table and is ideal for both everyday living and entertaining guests. Sliding doors lead through to the conservatory, providing an excellent additional reception space. The conservatory enjoys ceramic tiled flooring and French doors opening directly onto the rear garden, creating a seamless transition between indoor and outdoor living.

To the first floor, the landing features an airing cupboard and provides access to all four bedrooms and the family bathroom. The impressive principal bedroom benefits from a modern en-suite shower room fitted with a contemporary three-piece white suite. The remaining bedrooms are all well-proportioned, making them ideal for family members, guests, or home working. The family bathroom has also been modernised and is finished to a high standard.

Outside

Externally, the property continues to impress. To the front, a driveway provides ample off-road parking and leads to the double garage, which is fitted with twin up-and-over doors. A lawned frontage and side access gate further enhance the kerb appeal. The private rear garden is predominantly enclosed by timber fencing, creating a safe and secluded environment for families. Designed for ease of maintenance and outdoor enjoyment, the garden features a patio seating area, raised planting beds, and direct access into the double garage. Offering modern accommodation, generous living space, a double garage, and a desirable cul-de-sac location, this exceptional family home represents a fantastic opportunity in one of Taverham's most popular residential areas.

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

