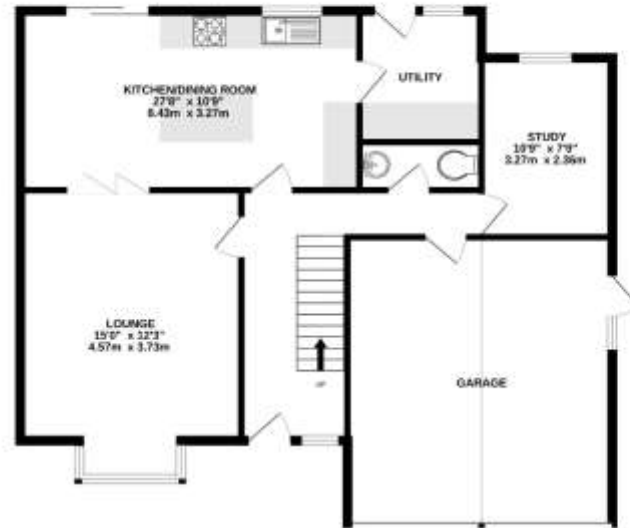




ICONIC
ESTATE AGENTS

Shakespeare Way, Taverham
Guide Price £475,000 - £500,000, Freehold

GROUND FLOOR
986 sq ft. (91.6 sq.m.) approx.



1ST FLOOR
699 sq ft. (64.9 sq.m.) approx.



SHAKESPEARE WAY
TOTAL FLOOR AREA: 1685 sq ft. (156.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, levels 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.
Marked with M10000 02225.



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 With Principle En-Suite
- Modern Kitchen/Dining Room
- Utility Room, Cloakroom, Study/Snug
- Spacious Bay Fronted Sitting Room
- Modern Family Bathroom
- Private Low Maintenance Rear Garden
- Double Garage & Driveway
- End Of Cul-de-Sac Location
- EPC Rating C / Council Tax Band E

Description

Iconic are delighted to present this beautifully maintained four-bedroom detached family home, ideally positioned at the end of a quiet cul-de-sac in the sought-after area of Taverham.

Enjoying an idyllic setting, the property backs onto attractive woodland, offering both privacy and a picturesque outlook.

Early viewing is highly recommended. The accommodation begins with a welcoming entrance hallway, providing access to all principal rooms and a staircase rising to the first floor. To the front of the property, the sitting room features an elegant bay window and double doors opening into the impressive kitchen/dining room. Spacious and thoughtfully designed, the kitchen/dining room is perfect for both everyday living and entertaining, with views over the rear garden. It is fitted with a range of modern wall and base units and benefits from integrated appliances including a fridge/freezer, dishwasher, and double electric oven with separate hob. Additional features include high-quality flooring, inset spotlights, and access to the utility room. The utility room offers further storage units, space for appliances, a fitted sink and drainer, a wall-mounted boiler, and a door leading to the rear garden. Also on the ground floor is a convenient WC, internal access to the double garage, and a versatile study, ideal as a home office, snug, or potential fifth bedroom.

Upstairs, the landing provides access to all bedrooms, the family bathroom, and a useful storage cupboard. The principal bedroom is generously sized and includes two fitted double wardrobes and a stylish extended en-suite shower room, complete with a double shower cubicle, WC, and vanity unit with wash basin. The remaining three bedrooms are all well-proportioned and benefit from built-in wardrobes. The family bathroom features a modern three-piece suite comprising a panel bath with shower over, WC, and wash basin.

Outside

Externally, the property is approached via a shared driveway, leading to a spacious frontage with ample off-road parking and access to a double garage with twin up-and-over doors. To the rear, the low-maintenance garden is laid with artificial turf and includes a separate patio area with raised borders, all enclosed by timber fencing, perfect for outdoor relaxation 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 E

Directions

From Taverham Road, turn into Orchard Bank and follow the road to the end, continue left onto Shakespeare Way and turn first left where the property can be found at the end of the cul-de-sac.

