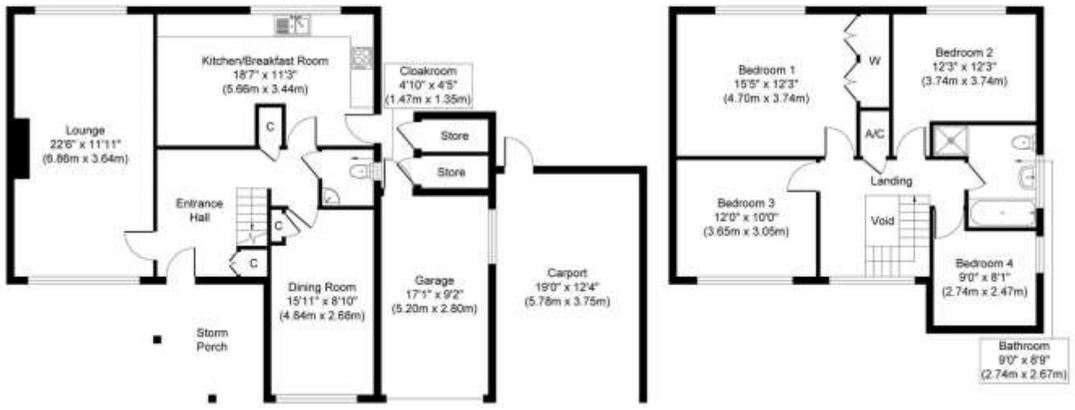


Ground Floor
Approximate Floor Area
783 sq. ft
(72.76 sq. m)

First Floor
Approximate Floor Area
731 sq. ft
(67.92 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.





ICONIC
ESTATE AGENTS

The Street, Taverham
£550,000 Freehold



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.

- Executive Detached Family Home
- Four Bedrooms
- Modern Kitchen/Breakfast Room
- Spacious Lounge
- Separate Dining Room
- Generous Mature Plot
- Garage, Car Port & Ample Parking
- Requested Location Close To Amenities
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band E

ICONIC

The Street
Taverham, Norwich, NR8 6TE

Description

Situated along one of Taverham's most desirable roads, Iconic Estate Agents are delighted to offer for sale this impressive detached family home, which is being offered with no onward chain.

Providing generous and versatile accommodation throughout, coupled with attractive mature gardens and excellent parking facilities, this property offers an ideal opportunity for those seeking a spacious family home in a highly regarded location.

The accommodation begins with a spacious entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor rooms, including the lounge, dining room and kitchen/breakfast room. There are also useful storage cupboards and a cloakroom.

The impressive 22ft lounge benefits from dual-aspect windows, allowing plenty of natural light to flood the room, together with an attractive feature fireplace. The separate dining room offers excellent flexibility and could equally be utilised as a home office, playroom or, if required, an additional bedroom. The modern kitchen/breakfast room provides ample space for a family dining table and is fitted with a comprehensive range of wall and base units, complementary work surfaces and integrated appliances. Further storage is available throughout the ground floor.

To the first floor, a generous galleried landing provides access to all bedrooms and the recently refitted four-piece family bathroom suite. The principal bedroom benefits from fitted wardrobes, while the remaining bedrooms are served by the well-appointed family bathroom.

Offered with no onward chain, Iconic Estate Agents strongly recommend an early internal viewing to fully appreciate the space, versatility and position this attractive family home has to offer.

Outside

Externally, the property continues to impress. To the front, a generous sweeping driveway provides extensive off-road parking and leads to the attached garage and carport. There is also a well-maintained mature garden, adding to the property's attractive frontage.

The enclosed rear garden enjoys a good degree of privacy, with established hedging and fenced boundaries. Predominantly laid to lawn, the garden also features a raised covered patio area, providing an ideal space for outdoor dining and entertaining.

Location

The property is conveniently positioned for access to local schools, including Langley Prep School, regular bus routes, shops and the wider amenities that Taverham has to offer. Wensum Valley Golf and Fitness Club is also close by.

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

Tenure

Freehold











