

Nightingale Drive, Taverham
OIEO £550,000 Freehold



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**

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.

- Exceptional Detached Family Home
- Four Bedrooms & Two En-Suites
- Fitted Kitchen With Central Island
- Lounge, Dining Room & Garden Room
- Utility Room & Study
- Family Bathroom Suite
- Generous Private & Mature Rear Garden
- Double Garage & Ample Driveway
- Sought After Taverham Location
- EPC Rating D/ Council Tax Band F

Description

Situated in one of Taverham's most sought-after locations, this exceptional and extensively extended family residence offers beautifully appointed, deceptively spacious accommodation with a superb level of versatility throughout.

The property opens with a welcoming porch and elegant entrance hall, setting the tone for the quality within. A generous dual-aspect sitting room is bathed in natural light, creating a refined yet comfortable living space, while a separate study provides the perfect environment for home working. The heart of the home is the impressive 19ft kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining, complemented by a separate utility room. This flows seamlessly into the dining room, which has been further enhanced by an extension to create a stunning garden room. With dual patio doors and delightful views across the rear garden, this space offers an ideal setting for both relaxed family living and entertaining. The ground floor also benefits from a separate cloak room and a well-proportioned double bedroom with a stylish en-suite shower room, ideal for guests or multi-generational living, along with internal access to the integral double garage.

To the first floor, a spacious landing leads to three generously sized double bedrooms. The principal suite enjoys fitted wardrobes and a cleverly concealed en-suite shower room, adding a unique and luxurious touch. A contemporary three-piece family bathroom serves the remaining bedrooms.

Outside

Externally, the property is approached via a driveway providing ample off-road parking and access to the integral double garage. To the rear, the home boasts a beautifully maintained, mature enclosed garden, predominantly laid to lawn with established planting and well-stocked borders, alongside a sun-drenched patio terrace, perfect for outdoor dining and entertaining.

Location

Conveniently positioned within easy reach of highly regarded local schools, amenities, and transport links, this outstanding home combines space, style, and practicality in a prime Taverham setting.

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools 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, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax F

Directions

From Fakenham Road heading towards Taverham, turn left into Sandy Lane and take the second turning right into Nightingale Drive where the property can be found on the right hand side.

