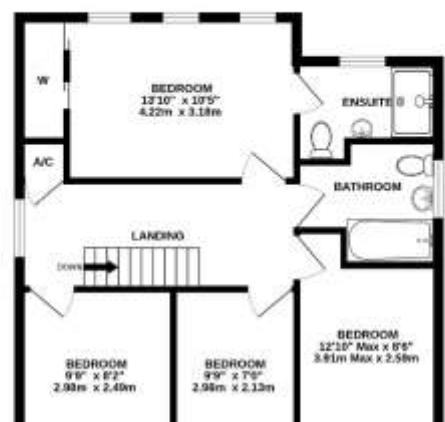


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misleading information. This plan is for illustrative purposes only and should be used only for this purpose. The dimensions given are approximate and have not been tested and no guarantee is given with regard to their accuracy or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104
Norwich 01603 740044

rightmove

zoopla

OnTheMarket.com



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.



ICONIC
ESTATE AGENTS

Shillgate Way, Taverham
OIEO £395,000 Freehold



- Well Presented Detached Family Home
- Four Generous Bedrooms
- Modern En-Suite To Principle Bedroom
- Kitchen/Breakfast Room
- Bay Fronted Lounge
- Play Room & Dining Room
- Family Bathroom & Downstairs Cloakroom
- Garage & Driveway
- Sunny Enclosed Rear Garden
- Updated Throughout
- Sought After Location
- EPC Rating Tbc / Council Tax Band D

Description

Situated in a highly sought-after Thorpe Marriott location and positioned on the edge of the development, this extended and improved detached family home enjoys pleasant far-reaching views and offers generous, well-balanced accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a spacious bay-fronted lounge filled with natural light, and a versatile study/playroom. There is also an impressive 12ft dining room, providing an excellent space for entertaining and family gatherings. The modern kitchen/breakfast room has been extended and features a range of contemporary wall and base units with work surfaces over, along with a dedicated dining area—perfect for informal meals, children's use or socialising over coffee. Further ground floor benefits include a cloakroom and access to the integral garage, which features an electric roller door and a recently installed gas boiler.

Upstairs, the first-floor landing leads to four generous bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a stylish three-piece family bathroom suite.

Outside

Externally, the property offers off-road parking for several vehicles to the front, along with access to the integral garage.

To the rear is a panel-fence enclosed garden, featuring a spacious patio area ideal for outdoor entertaining, as well as a lawned garden.

Location

Located within easy reach of local schools, amenities and transport links, this superb home combines a desirable setting with flexible living space and attractive views.

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

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning onto Thorpe Marriott onto Kingswood Avenue. Turn right into Shillgate Way where the property can be found indicated by our For Sale Board.

