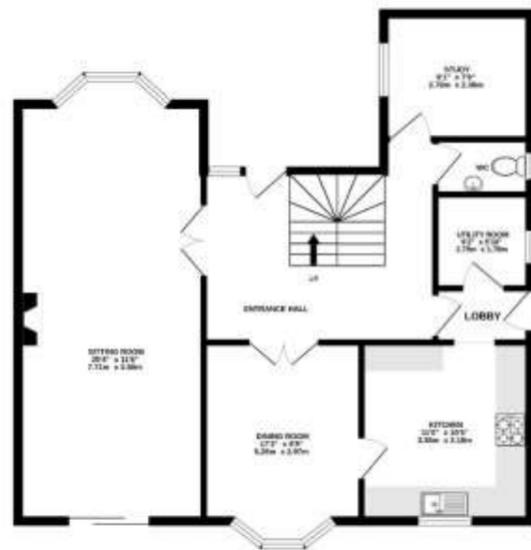
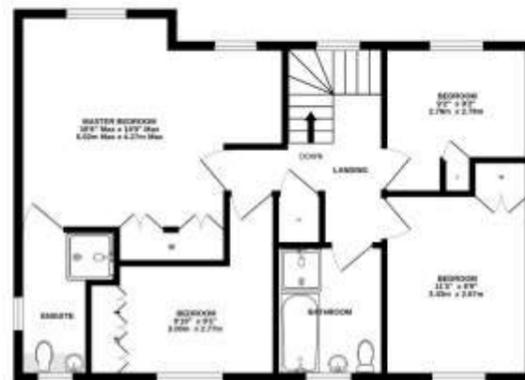


Maple Drive, Taverham  
OIEO £475,000 Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended 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**

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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.

- Executive Detached Family Home
- Five Bedrooms With Principle En-Suite
- Fitted Kitchen Plus Utility Room
- Bay Fronted Lounge
- Separate Dining Room
- Study/Home Office With Versatile Use
- Generous Enclosed Rear Garden
- Double Garage & Driveway With Ample Parking
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band E

## Description

Iconic are delighted to present this executive five-bedroom detached family home, ideally located in the popular village of Taverham.

Offered with no onward chain, this impressive property is presented in excellent decorative order throughout and benefits from a generous rear garden.

The accommodation begins with a welcoming entrance hallway, featuring a staircase rising to the first floor and doors leading to all principal ground floor rooms. The spacious sitting room extends the full length of the property and features an attractive bay window, a feature fireplace and doors opening to the rear garden, along with French doors leading back into the hallway. The dining room is another well-proportioned space, ideal for entertaining, and also benefits from a bay window overlooking the rear garden. The hallway continues past the staircase and provides access to a two-piece cloakroom and a separate study, which could alternatively be used as a playroom or home gym if required. The kitchen is a well-proportioned room fitted with a range of wall and base units with roll-top work surfaces above. It also includes a fitted electric oven with separate hob and offers ample space for a dining table. A rear lobby provides access to the utility room and a side door leading out to the garden. The utility room is fitted with additional units and provides space for appliances, as well as housing the boiler within a concealed cupboard.

Upstairs, the landing features a window to the front aspect and provides access to all bedrooms and the family bathroom. The principal bedroom measures in excess of 16ft and benefits from built-in wardrobes and an en-suite shower room, which comprises a three-piece suite including a low-level WC, hand wash basin and shower cubicle. There are three further well-proportioned bedrooms, all of which benefit from useful storage cupboards or wardrobes. The family bathroom is fitted with a four-piece suite comprising a panelled bath, shower cubicle, low-level WC and hand wash basin.

## Outside

Outside, to the front of the property, there is a large driveway providing ample off-road parking for multiple vehicles and giving access to the double garage. The garage is fitted with electric roller doors and also benefits from a personal door to the rear. To the rear, the property enjoys a beautiful lawned garden which benefits from the morning sun. The garden is enclosed by timber fencing and features a range of mature flower and shrub borders, along with a patio area providing an ideal space for outdoor seating 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 the A1067 Fakenham Road, turn left into Beech Avenue and left into Maple Drive where the property can be found indicated by or For Sale Board.

