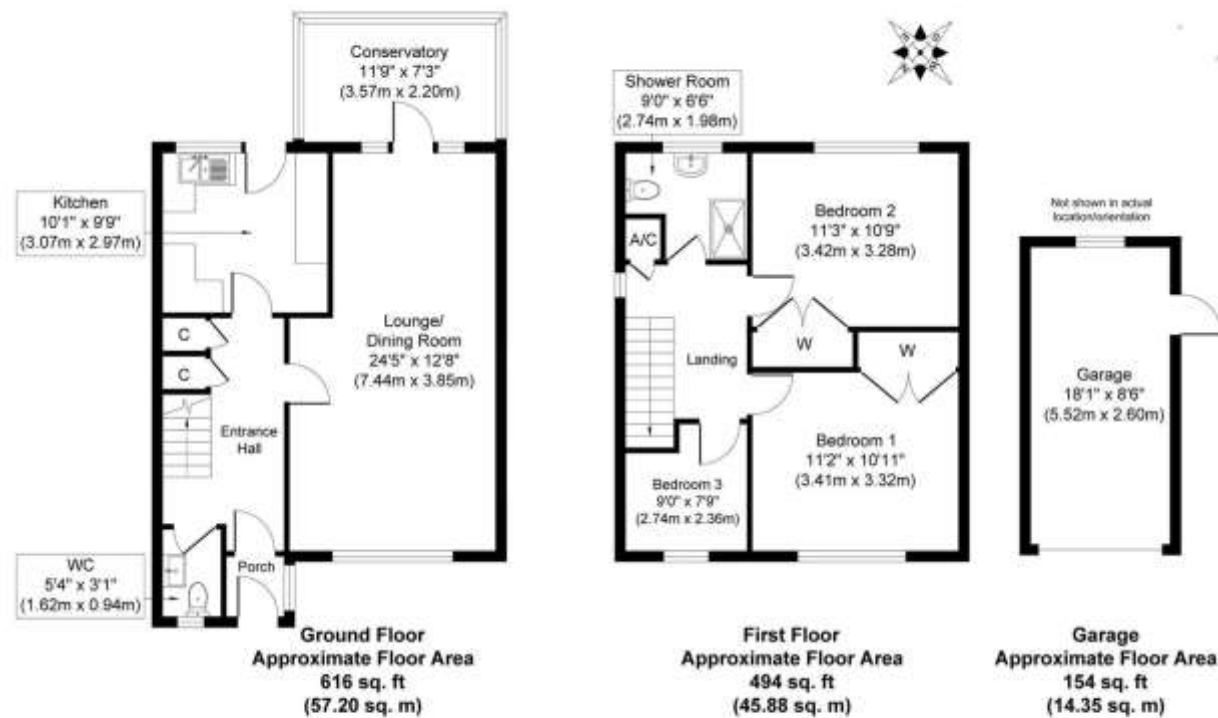


Nightingale Drive, Taverham
£325,000 Freehold



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**

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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.

- Three Bedroom Detached Family Home
- Entrance Hallway With Cloakroom
- Modern Kitchen
- Generous 24ft Sitting/Dining Room
- Conservatory
- Mature Enclosed Rear Garden
- Single Garage & Driveway
- Popular Location Close To All Local Amenities
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

Iconic are delighted to present this well-proportioned three-bedroom detached family home, ideally situated in the popular and well-established area of Taverham.

Occupying a quiet position accessed via a footpath, this attractive property is offered in good condition throughout and benefits from **no onward chain**, making it an ideal opportunity for those looking to move quickly.

The accommodation begins with an entrance porch leading into the inner hallway, which provides access to the principal ground-floor rooms and features two useful storage cupboards. There is also a downstairs cloakroom, fitted with a two-piece suite, and stairs rising to the first floor. The generous sitting/dining room is an excellent reception space, extending to approximately 24ft in length and providing plenty of room for comfortable seating and a dining table. From here, there is access into the conservatory, which enjoys views over the rear garden and provides a pleasant additional living space. The kitchen is fitted with a range of modern wall and base units with roll-top work surfaces over, together with ample space for appliances. There is the option for the fridge/freezer and freestanding cooker to be included within the sale. A wall-mounted boiler, which has been regularly serviced, is also located within the kitchen, along with a door providing direct access to the rear garden.

To the first floor, the landing provides access to all three bedrooms and the shower room, as well as an airing cupboard offering additional storage. All three bedrooms are well proportioned, with bedrooms one and two benefiting from built-in wardrobes. The modern shower room is fitted with a contemporary three-piece suite comprising a generous shower cubicle, low-level WC and wash hand basin with vanity storage beneath.

Outside

Outside, the property is approached via a footpath leading through the front lawned garden to the entrance. There is also convenient side access through a timber gate.

The mature rear garden is predominantly laid to lawn and features a separate patio area, established flower and shrub borders and timber fencing to the boundaries. The garden also provides access to the single garage, which benefits from lighting and an electric door opening onto the rear. A timber gate provides access from the garage to the driveway, offering additional off-road parking.

There is also a further lawned area with raised planted borders, providing a pleasant and established outdoor space.

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 are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

