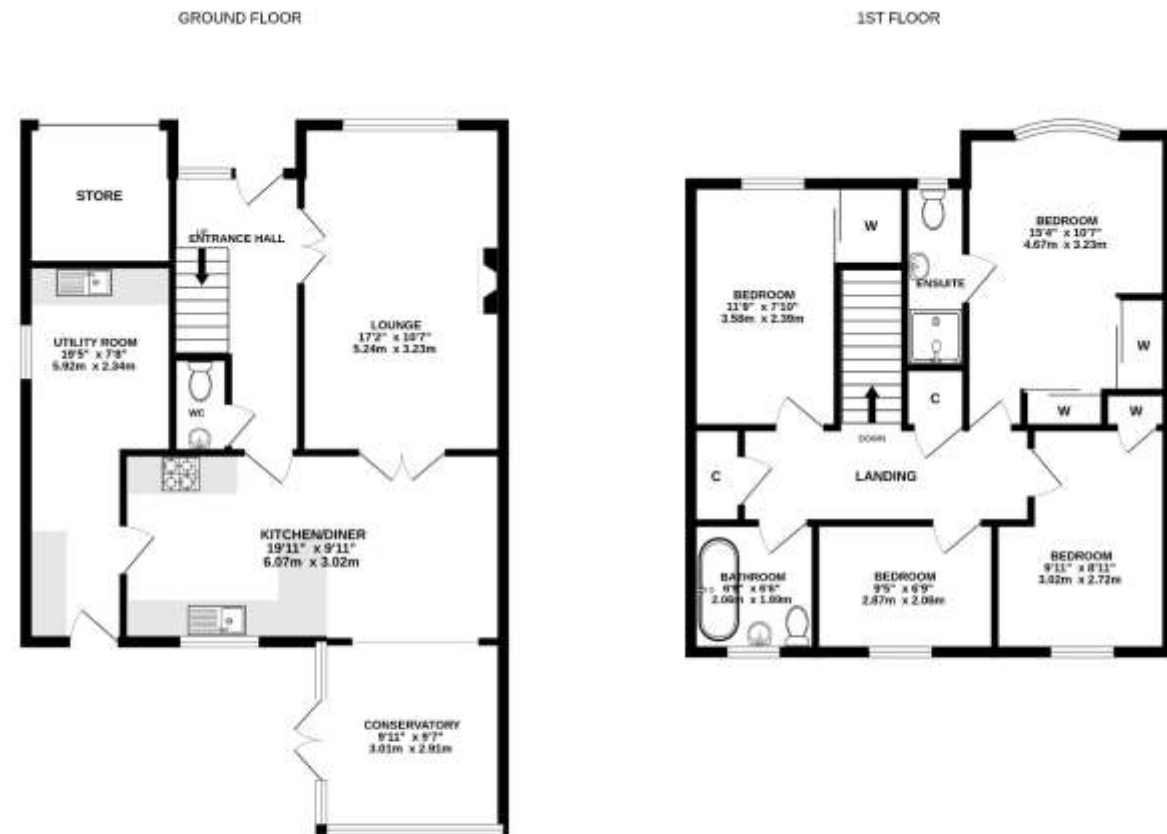


Lime Tree Court, Taverham
Guide Price £425,000 - £450,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs 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 a prospective purchaser. The services, fixtures and appliances shown have not been tested 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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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.

- Well Presented Detached Family Home
- Four Bedrooms With Principle En-Suite
- Luxury Open Plan Kitchen/Diner
- Extended Utility Room
- Lounge With Wood Burning Stove

- Modern Bathroom Suite
- Conservatory
- South Facing Rear Garden
- Sought After Taverham Location
- EPC Rating D / Council Tax Band D

Description

Iconic Estate Agents are delighted to present this beautifully presented four-bedroom detached family home, ideally situated in a sought-after cul-de-sac in the popular village of Taverham.

Offering spacious and well-planned accommodation throughout, the property welcomes you with an entrance hall featuring stairs to the first floor and access to the cloakroom, lounge and open-plan kitchen/dining room.

The inviting lounge enjoys a front-facing window, a charming wood-burning stove and French doors opening into the kitchen/dining area, creating a wonderful flow for both everyday family living and entertaining.

The impressive open-plan kitchen/dining room is fitted with a range of modern wall and base units with work surfaces over, complemented by a selection of integrated appliances. There is ample space for a family dining table, while hardwood flooring continues seamlessly into the conservatory. Open to the kitchen, the conservatory provides an excellent additional reception space with attractive views over the sunny south-facing rear garden.

The utility room has been thoughtfully extended into part of the garage, creating a practical and versatile laundry area with space for appliances.

Upstairs, the property offers four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while the remaining bedrooms are served by a stylish three-piece family bathroom.

Outside

Outside, the enclosed south-facing rear garden is predominantly laid to lawn and features a patio area, making it ideal for outdoor dining and family enjoyment. To the front, the property provides ample off-road parking, an electric vehicle charging point and gated side access to the rear garden.

Location

Conveniently positioned within easy reach of Taverham's excellent local schools, shops and everyday amenities, this fantastic family home offers the perfect combination of space, comfort and 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 D

