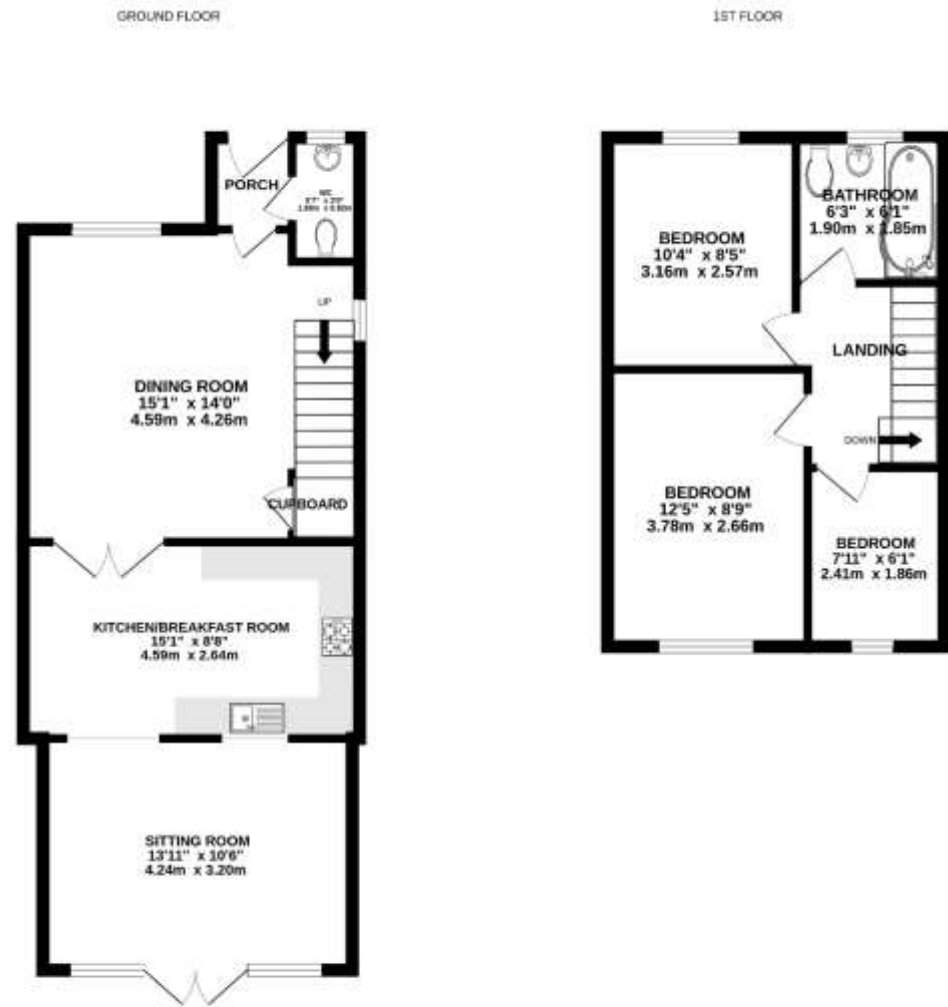




ICONIC  
ESTATE AGENTS

Coopers Close, Taverham  
Guide Price £280,000 - £290,000 Freehold



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and specifications on site before making any purchase. All in both directions is efficiency can be given. Make well always check.



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

Taverham **01603 261104**  
Norwich **01603 740044**



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.

- Extended Semi Detached Family Home
- Modern Kitchen/Breakfast Room
- Separate Dining Room
- Downstairs Cloakroom
- Stunning Vaulted Rear Sitting Room
- Three Piece Family Bathroom Suite
- Private Rear Garden
- Spacious & Versatile Accommodation
- Ample Off Road Parking
- EPC Rating C / Council Tax Band B

## Description

Extended Three Bedroom Family Home with Stunning Vaulted Sitting Room Situated in a popular position on the edge of Drayton, this well-presented three bedroom home offers spacious, versatile and well-balanced accommodation, ideal for families, first time buyers or those looking to upsize.

Having been thoughtfully extended, the property benefits from a superb rear sitting room with vaulted ceiling, creating an impressive and light-filled living space that is perfect for both everyday use and entertaining.

The accommodation briefly comprises an entrance hallway with cloakroom/WC and access into a generous dining room, formerly the original sitting room, providing a flexible reception space ideal for formal dining, a playroom or additional lounge area. From here, French doors lead through to the kitchen/breakfast room, which is fitted with a range of modern wall and base units with work surfaces over, incorporating an electric oven, separate gas hob, integrated dishwasher and further appliance space. Opening from the kitchen is the standout rear sitting room, a fantastic extension featuring a vaulted ceiling, Velux roof windows and French doors opening directly onto the rear garden, allowing plenty of natural light and creating a wonderful connection between the indoor and outdoor spaces.

To the first floor, the landing provides access to three well-proportioned bedrooms together with a family bathroom fitted with a white three-piece suite comprising panel enclosed bath with shower over, low level WC and wash hand basin.

Homes of this style and size in such a convenient location are always popular, therefore early viewing is highly recommended.

## Outside

Externally, the property enjoys a lawned front garden and a driveway providing off-road parking for multiple vehicles. To the rear is a generous enclosed garden which benefits from a good degree of privacy, being non-overlooked to the rear, and offering a patio seating area, lawn and timber shed for useful storage.

## 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 B

## Directions

From the Reepham Road, take the second turning into Thorpe Marriott onto Drewray Drive and turn right into Coopers Close and left continuing on Coopers Close where the property can be found on the right hand side.

