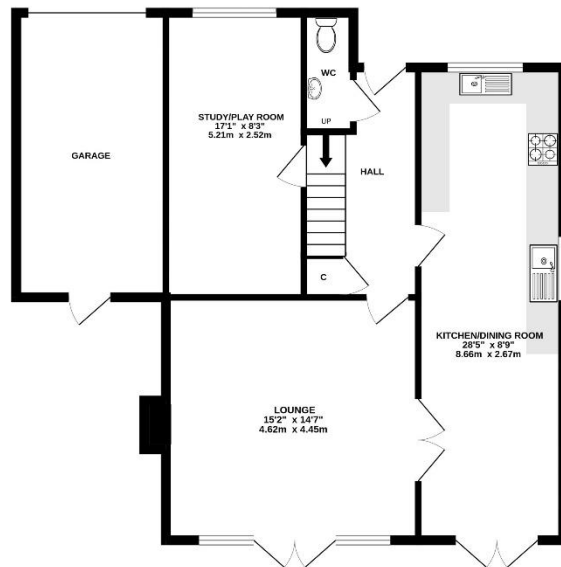


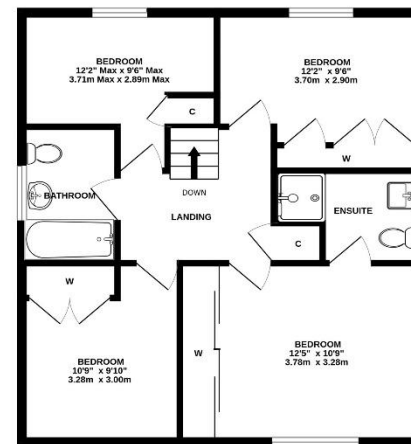
Foxwood Close, Taverham
£450,000 Freehold



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 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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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
- Four Bedrooms & Master En-Suite
- Luxury Open Plan 28ft Kitchen/Diner
- Spacious Lounge
- Study/Bedroom 5
- Re-Fitted Family Bathroom
- Low Maintenance Rear Enclosed Garden
- Garage & Ample Parking
- Requested Taverham Location
- EPC Rating C / Council Tax Band E

Description

Situated in an executive and highly desirable position, iconic estate agents are pleased to offer for sale this deceptively spacious family home offering generous accommodation throughout.

We strongly advise an internal viewing to fully appreciate the finish and space on offer. The accommodation comprises; entrance hall with doors to the lounge, study/bedroom 5, cloakroom, kitchen/diner and stairs which rise to the first floor. The recently re-fitted luxury 28ft open plan kitchen/diner is ideal for families who are looking for space and a quality finish. The kitchen offers a range of wall and base high gloss units with worksurface over along with space for a range cooker and an integrated dishwasher, fridge freezer and a washing machine, there is also French doors which lead to the garden and lounge. The 15ft lounge offers French doors to the garden and an external chimney breast which gives the opportunity for a wood burning stove. The study/bedroom 5 was converted from the previous double garage and now offers multiple possibilities for its use but this would make an ideal play room, study or additional bedroom.

Upstairs there are four double bedrooms off the landing with all the rooms boasting fitted wardrobes with the master bedroom offering a modern en-suite shower room and a dressing table installed in the wardrobe. There is also a re-fitted family bathroom suite which competes the internal accommodation.

Outside

Externally to the front there is ample off-road parking for several vehicles along with access to the single garage.

To the rear there is a low maintenance enclosed garden that's mostly laid to artificial grass that boasts two separate patio areas to catch the sun at different time of the day along with some colourful plat and shrub borders.

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

Tenure

Freehold

Directions

Leave Norwich via the Aylsham Road and continue onto Reepham Road. Take the second turning into Thorpe Marriott onto Drewray Drive and take the third turning left onto Foxwood where the property can be found indicated by our For Sale Board.

