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ICONIC
ESTATE AGENTS

Old Warren, Taverham
Guide Price £260,000 - £270,000 Freehold



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.

- Attractive Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Spacious Sitting Room With Bay Window
- Conservatory Overlooking Rear Garden
- Recently Modernised Family Bathroom
- Private West Facing Rear Garden
- Driveway Providing Ample Off Road Parking
- Insulated Garden Office (Available Separately)
- Popular Taverham Location
- EPC Rating C / Council Tax Band B

Description

Located in the ever-popular village of Taverham, this attractive three-bedroom semi-detached home is ideal for growing families, offering well-presented accommodation throughout, a recently modernised bathroom and a private west-facing rear garden perfect for enjoying the afternoon and evening sun. Early viewing is highly recommended.

The accommodation begins with an entrance hallway, where stairs rise to the first floor and a door leads into the spacious sitting room. A large bay window to the front aspect fills the room with natural light, while the open-plan layout flows seamlessly into the dining room, creating an excellent space for both everyday family life and entertaining. Currently utilised as a playroom, the dining area also benefits from an understairs storage cupboard, double doors opening into the kitchen and sliding patio doors leading through to the conservatory.

The kitchen is fitted with a range of wall and base units with roll-top work surfaces over, providing ample storage and preparation space along with room for a variety of appliances. Beyond the kitchen, the bright conservatory enjoys pleasant views over the rear garden and offers direct access outside, making it an ideal additional reception space.

On the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes.

The family bathroom has been recently modernised to a high standard and features a contemporary three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

This fantastic family home combines spacious accommodation, a desirable location and excellent outdoor space, making it a wonderful opportunity for buyers looking to settle in one of Taverham's most sought-after residential areas.

Outside

Outside, the property is set back from the road behind a lawned front garden, while a driveway to the side provides ample off-road parking. The enclosed west-facing rear garden is mainly laid to lawn and enjoys a separate patio seating area, creating an excellent space for outdoor dining and relaxation. There is also a barked play area, making the garden particularly well suited to families with young children.

A fully insulated timber garden office is also situated within the rear garden and is available by separate negotiation. Benefitting from power and lighting, it offers an ideal space for those working from home, running a business or seeking a hobby room or studio.

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

