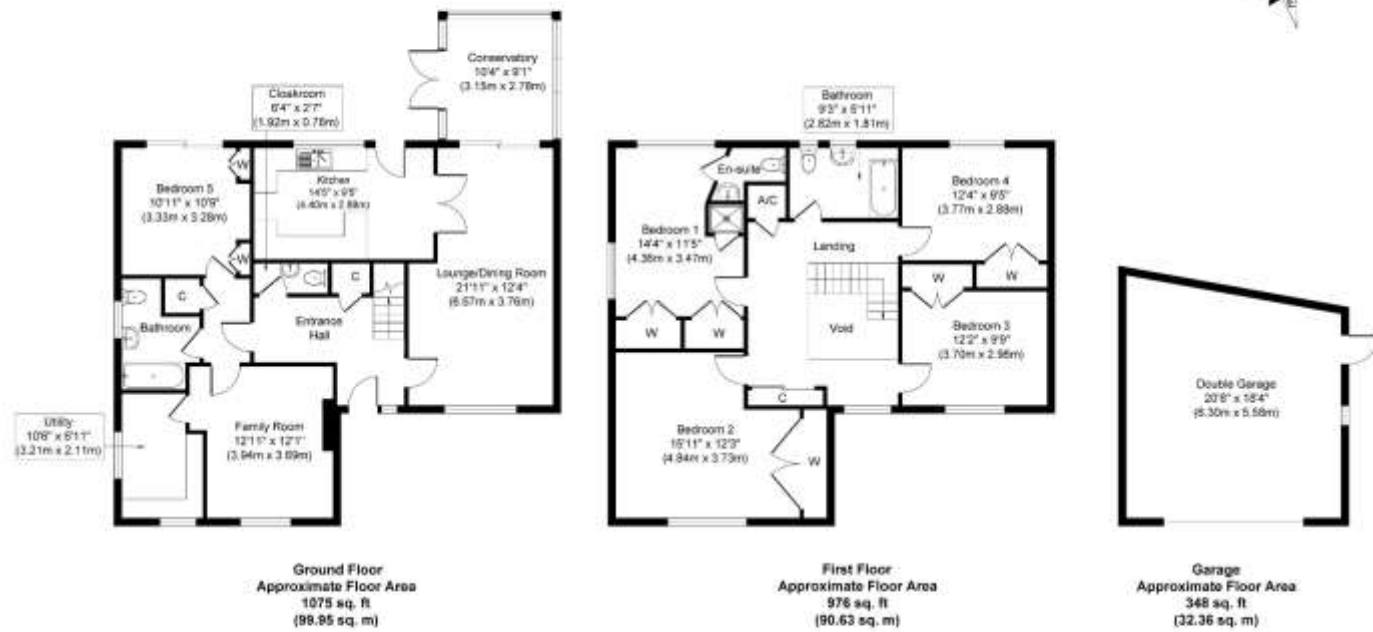


Maple Drive, Taverham
OIEO £475,000 Freehold



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.

- Executive Detached Family Home
- Five Bedrooms With Principle En-Suite
- Generous Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- Sunny Enclosed Rear Garden
- Detached Double Garage
- Versatile Accommodation Throughout
- Quiet Cul-de-Sac Location
- EPC Rating C / Council Tax Band E

Description

Offered with No Onward Chain, this exceptional five-bedroom detached family home occupies a highly sought-after position within Taverham and offers over 1,700 sq. ft. (157.9352 sq mtrs) of versatile living accommodation. Providing the perfect balance of space, comfort, and flexibility, the property is ideally suited to growing families, multi-generational living, or those seeking a home with annexe potential.

Situated in a peaceful residential location within easy reach of woodland walks, local parks, schools, and a wide range of amenities, the property combines a tranquil setting with excellent convenience for modern family life.

The deceptively spacious accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor and access to all accommodation. A generous lounge/dining room is a superb living space, benefiting from a feature fireplace, a large front-facing window that floods the room with natural light, and patio doors opening into the conservatory. Additional doors provide access to the fitted kitchen, creating a practical flow throughout the ground floor. The spacious kitchen is fitted with a range of wall and base units with work surfaces over and offers ample space for freestanding appliances. The conservatory provides an excellent additional reception room, enjoying pleasant views over the rear garden and offering a versatile space for relaxation or entertaining.

To the first floor, a spacious galleried landing provides access to four generous double bedrooms and a modern family bathroom. All bedrooms benefit from fitted wardrobes, while the principal bedroom is further enhanced by an en-suite shower room.

A particular feature of the property is the annexe potential that the property offers, which can either be incorporated into the main residence or utilised independently. Accessed from the entrance hall, the further accommodation comprises; spacious double bedroom with patio doors providing direct access to the rear garden, a separate lounge, a modern fitted kitchen, a modern fitted utility room and a three-piece bathroom suite. This flexible space is ideal for dependent relatives, guests, older children, or those seeking home-and-income potential.

Outside

Externally, the property enjoys a lawned front garden alongside a driveway providing off-road parking to the front and side of the property. Gated access leads to the rear garden and detached double garage with inspection pit.

The rear garden is predominantly laid to lawn, enjoys a sunny aspect, and provides a wonderful space for outdoor entertaining, family activities, and relaxation.

Combining substantial accommodation, excellent versatility, all new windows and doors, air conditioning in the family room and bedroom five together with a prime Taverham location, this impressive home presents a rare opportunity to acquire a property capable of adapting to a variety of lifestyle requirements.

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

Directions

From the A1067 Fakenham Road, Taverham, turn left into Beech Avenue and take the second left into Maple Drive where the property can be found indicated by our For Sale Board.

