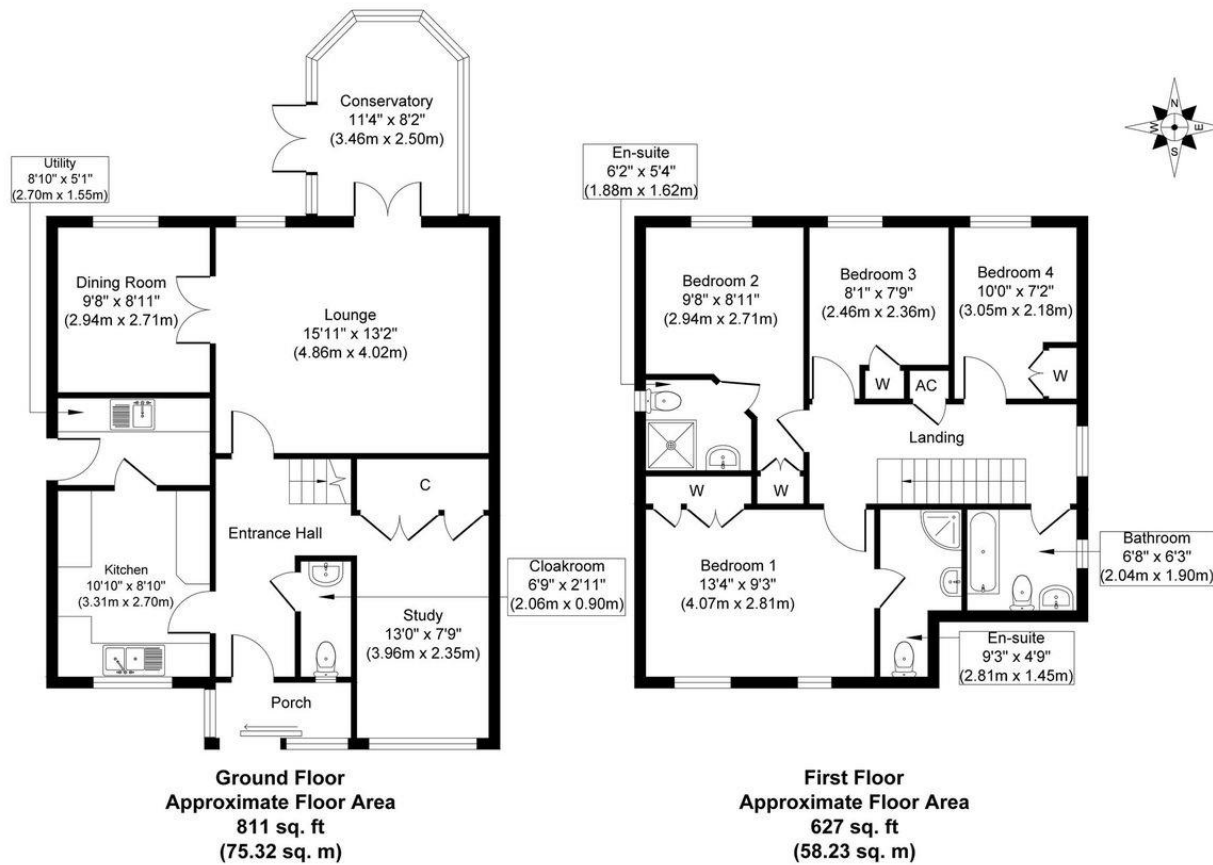


Hedgemere, Taverham  
 Guide Price £350,000 - £375,000 Freehold



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**



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.

- Detached Four Bedroom Family Home
- Two En-Suite Bedrooms
- Well Equipped Kitchen Plus Utility
- Generous Sitting Room
- Dining Room & Conservatory
- Modern Family Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Ample Driveway
- Ideal For Growing Families
- EPC Rating D / Council Tax Band D

## Description

Iconic are pleased to present this well-maintained and versatile four-bedroom detached home, tucked away at the end of a peaceful cul-de-sac in the ever-popular village of Taverham.

Boasting generous living space throughout and a mature, low-maintenance rear garden, this home is ideal for families seeking comfort and practicality in a quiet residential setting.

The accommodation begins with an enclosed entrance porch, complete with sliding doors to the front aspect, leading through to the welcoming inner hallway. From here, there is access to the kitchen, sitting room, study, cloakroom, and stairs rising to the first floor. The study—formerly the single garage, is a particularly flexible space. With built-in wardrobes, it could serve equally well as a home office, snug, or even a fifth bedroom if desired.

The kitchen is well-sized and fitted with a comprehensive range of wall and base units, offering plenty of storage and workspace. A door leads through to a useful utility room, which in turn provides access to the side of the property.

The main sitting room is generously proportioned and connects via French doors to both the formal dining room and the spacious conservatory at the rear, creating a flowing layout ideal for entertaining or family gatherings.

Upstairs, the landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom features a range of fitted wardrobes and a private en-suite shower room. Bedroom two also benefits from its own en-suite shower room and fitted storage, while bedrooms three and four each enjoy built-in wardrobes. The family bathroom is fitted with a modern three-piece suite, including a panelled bath with shower over, low level WC, and hand wash basin.

## Outside

Externally, the property is positioned on a generous corner plot with a private driveway offering ample off-road parking. There is also a raised flower bed, a garden shed for additional storage, and a gated side access.

To the rear, the garden is designed with low maintenance in mind, enclosed by timber fencing and featuring a mix of mature shrubs and flowering borders. A raised decking area with timber pergola offers the perfect spot for outdoor seating or al fresco dining.

## 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

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and follow the road along. Turn into Bill Todd Way and left into Hedgemere where the property can be found on the left hand side.

