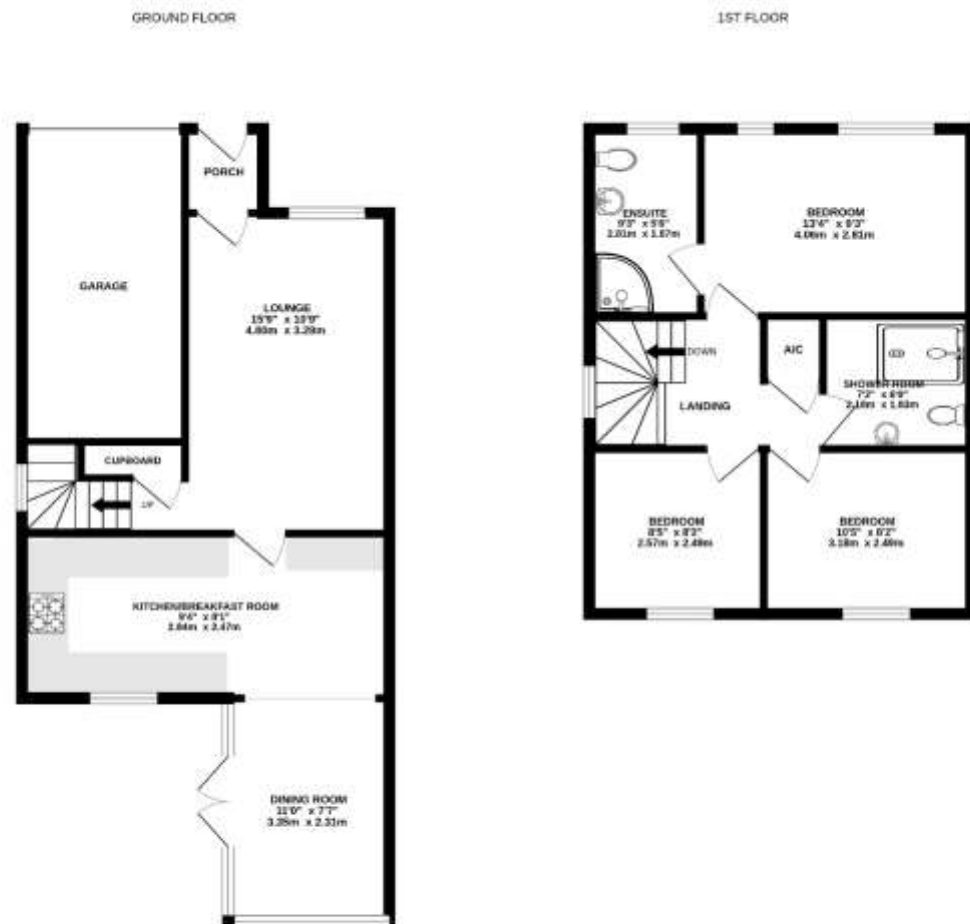


Priorswood, Taverham  
Guide Price £290,000 - £300,000 Freehold



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency. Please refer to the EPC.



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.

- Spacious Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Generous En-Suite Shower Room
- Stunning Modern Kitchen/Breakfast Room
- Sitting Room Plus Dining Room
- West Facing Rear Garden
- Garage & Ample Parking
- Sought After Taverham Location
- Early Viewing Advised
- EPC Rating C / Council Tax Band C



## Description

Iconic Estate Agents are delighted to offer for sale this well-presented and spacious semi-detached family home, located in the popular village of Taverham.

Having been modernised throughout, the property offers well-balanced accommodation and early viewing is highly recommended.

The accommodation comprises; welcoming porch entrance leading into a generous sitting room, which benefits from useful under-stairs storage and stairs rising to the first floor. A door from the sitting room leads through to the modern kitchen/breakfast room, fitted with a range of contemporary wall and base units with work surfaces over, an integrated oven with extractor, composite sink and drainer, and ample space for additional appliances. A stylish breakfast bar completes this attractive and practical space. The breakfast area opens seamlessly into the dining room, featuring continued hardwood flooring and French doors that open out onto the rear garden, creating an excellent space for both everyday living and entertaining.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a re-fitted family shower room comprising a low-level WC, hand wash basin and double shower cubicle.

## Outside

Externally, the property is accessed via a shared driveway leading to a private driveway providing ample off-road parking and access to the integral garage.

To the rear is a sunny, enclosed west-facing garden, featuring a spacious lawn, sunken patio area and pergola, ideal for outdoor relaxation and entertaining.

## 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 C

## Directions

Leave Norwich via the Aylsham Road and continue through Hellesdon. Take the second turning into Thorpe Marriott onto Drewray Drive and take the second turning into Priorswood where the property can be found on the left hand side

