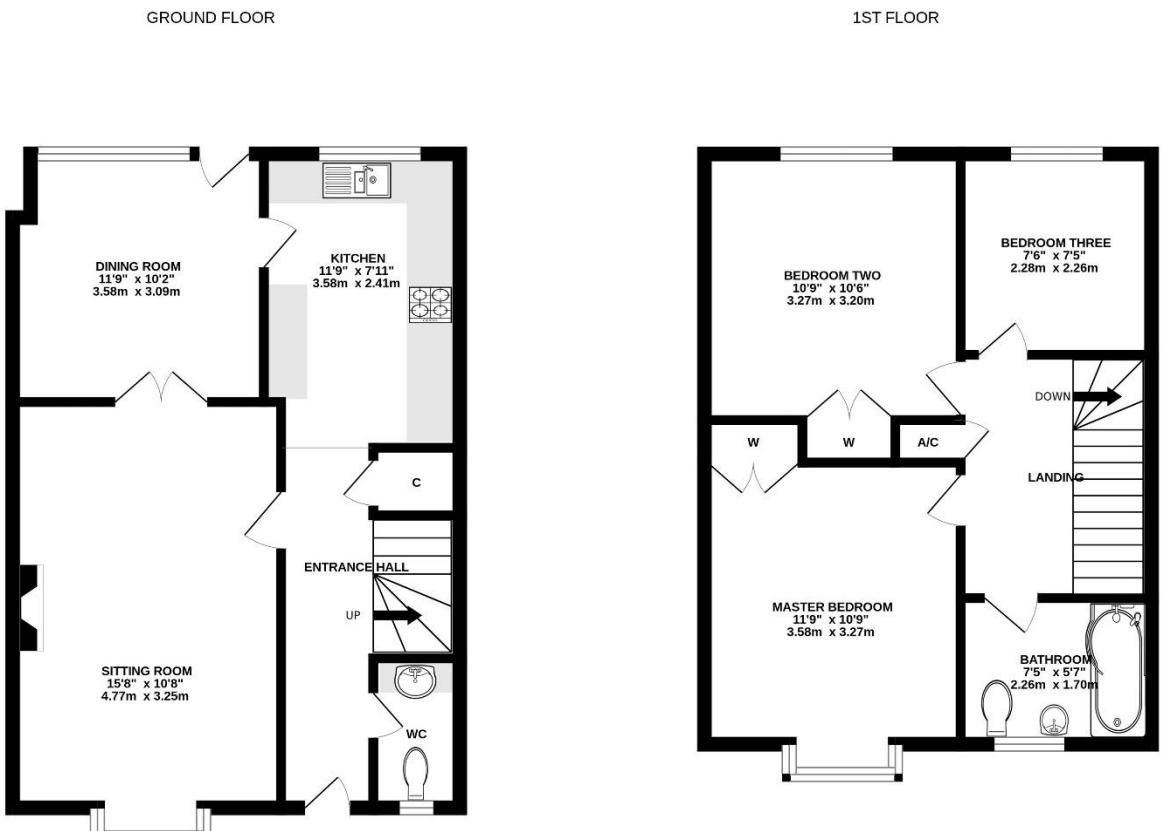




# ICONIC ESTATE AGENTS

## Cameron Green, Taverham OIEO £280,000 Freehold



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.

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

rightmove 

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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.

- Well Presented Semi Detached House
- Three Bedrooms
- Recently Re-Fitted Kitchen
- Spacious Bay Fronted Lounge
- Extended Dining Room
- Modern Bathroom
- Enclosed Garden
- Garage & Driveway
- Requested Location
- EPC Rating D / Council Tax Band C

## Description

Iconic estate agents are pleased to bring to the market this well presented three bedrooomed semi detached family home in a desirable Taverham position.

The extended semi offers well-presented accommodation throughout which comprises; entrance hall giving access to the cloakroom, kitchen and lounge with stairs rising to the first floor. The bay fronted lounge offers a feature fireplace and French doors which lead through to the extended dining room. The recently re-fitted kitchen boasts a range of wall and base units with worksurface over along with integrated appliances which include a gas hob, electric self cleaning oven, extractor fan, bin cupboard and a fridge freezer.

Upstairs there are three bedrooms and a modern three piece family bathroom suite off the landing with two of the rooms boasting fitted wardrobes and the second bedroom offering a bay to the front aspect.

## Outside

Outside the property offers a generous driveway and garage while to the rear there is a fence enclosed lawn garden with patio.

The property is situated in the Ghost Hill School catchment and is within easy access of the local amenities that Taverham has to offer.

## Location

Taverham is situated six miles to the North/East 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

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards the village of Drayton. Take the left fork onto Taverham Road and take the second turning right into Shakespeare Way. Follow the road to the top and turn left leading onto Cameron Green where the property can be found indicated by our For Sale Board.

