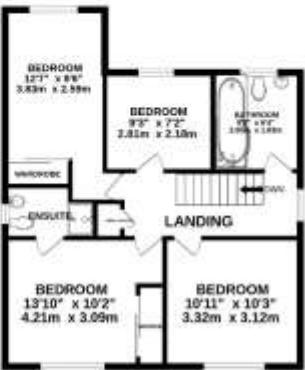


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and can in no way be taken for any areas, dimensions or measurements. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The seller and agent are not responsible for any errors that may have been made and no guarantee is given as to their accuracy or efficiency can be given.
Made with Microplan 020205



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.



ICONIC
ESTATE AGENTS

Ashdown, Taverham
Guide Price £475,000 - £500,000 Freehold



- Detached Family Home
- Four Bedrooms With Principle En-Suite
- Modern Kitchen/Breakfast Room
- Spacious Lounge
- Separate Dining Room With Fireplace
- Conservatory
- Generous Sitting Room With Fireplace
- Mature Private Rear Garden
- Double Garage & Gated Driveway
- EPC Rating D / Council Tax Band E

Description

A beautifully presented four-bedroom detached family home, positioned in a highly desirable location within Taverham.

Tucked away at the end of a small and exclusive enclave, the property enjoys excellent privacy, secured by double timber gates, and early viewing is highly recommended.

The accommodation begins with an entrance porch leading into a welcoming inner hallway, which provides access to the majority of the ground floor rooms, a downstairs cloakroom, and a staircase rising to the first floor. The well-proportioned sitting room features a modern fireplace and double doors opening to the rear aspect, creating a light and inviting living space. The kitchen is fitted with a modern range of wall and base units with roll-top work surfaces, offering ample space for appliances. It includes a double electric oven, separate hob, and extractor hood. An archway leads through to a spacious breakfast room, which in turn opens via French doors to both the dining room and the conservatory. The dining room is generously sized and benefits from a feature fireplace, a rear-facing window, and a door connecting back to the hallway. The conservatory provides a versatile additional living space with French doors opening directly onto the rear garden.

To the first floor, a galleried landing gives access to all four bedrooms and the family bathroom. Each bedroom is well proportioned, with the principal bedroom enjoying the added benefit of a modern en-suite shower room. The contemporary family bathroom comprises a panelled bath with shower over, low-level WC, and a hand wash basin set within a vanity unit.

Outside

Externally, the property offers a generous gated driveway to the front, providing ample off-road parking. The double garage features a personal side door and an electric roller door to the front. To the rear, the garden is predominantly laid to lawn and is enclosed by mature trees, along with established flower and shrub borders, creating a private and attractive outdoor space.

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

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn into Thorpe Marriott onto Windsor Chase and follow the road round. Turn left at the junction onto Kingswood Avenue and turn left into Ashdown. The property can be found on the left hand side at the bottom of the private close.

