

1ST FLOOR
1388 sq.ft. (129.0 sq.m.) approx.



GROUND FLOOR
1122 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA: 2510 sq.ft. (233.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and other features are approximate and not to scale. No responsibility is taken for any errors, omissions or representations. 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.

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

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

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PROPERTY
PROFESSIONALS**

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

Taverham Road, Taverham
Guide Price £625,000 - £650,000 Freehold



- Stunning Victorian Home
- Three Bedrooms With Principle En-Suite
- Impressive Kitchen/Dining Room
- Characterful First Floor Sitting Room
- Attractive Outdoor Spaces
- Air Source Heating & Underfloor Heating On Both Floors
- Original Charm & Modern Features
- Picturesque Setting Adjacent To St. Edmunds Church
- Generous Driveway, Double Garage And Storage
- EPC Rating C / Council Tax Band C

Description

We are delighted to offer for sale this beautifully presented three-bedroom Victorian home, enviably positioned in the sought-after village of Taverham, to the east of Norwich.

Occupying a truly picturesque setting adjacent to St Edmund's Church, this exceptional property has been meticulously updated to create a seamless blend of contemporary living and retained period charm.

The accommodation begins with a welcoming entrance hallway featuring a bespoke fitted oak staircase to the first floor, a useful storage cupboard, and doors leading to the principal reception areas, ground floor bedroom and shower room. The living room is a well-proportioned and inviting space, enhanced by inset spotlights and a feature fireplace with inset wood burner, and opens through to the stunning kitchen/dining room.

The kitchen/dining room is a superb entertaining space, flooded with natural light from a central roof lantern. It is fitted with a stylish range of contrasting wall and base units, complemented by a breakfast island and an excellent selection of integrated appliances including a double electric oven, separate hob with extractor, fridge/freezer, dishwasher and wine cooler. There is ample space for a dining table, with doors leading to the utility room and opening directly onto the side patio.

The utility room provides further storage with fitted base units, an inset sink and drainer, space for additional appliances, and a cupboard housing the boiler. The principal bedroom is conveniently located on the ground floor and benefits from a modern en-suite shower room. There is also a further contemporary ground floor shower room comprising a shower cubicle, low-level WC and hand wash basin.

To the first floor, a generous landing with exposed beams and reclaimed brickwork leads to bedrooms two and three, the family bathroom and an additional reception room. Both bedrooms are comfortable doubles, one enjoying the benefit of an additional Velux window. The family bathroom features a modern three-piece suite including a panelled bath, vanity hand wash basin and a double walk-in shower.

The additional first-floor reception room, currently used as a sitting room, is a standout space with vaulted ceilings, exposed beams and a feature fireplace with inset wood burner.

Outside

Externally, the property is approached via a substantial brick-weave driveway providing ample off-road parking and access to the double garage. A paved pathway leads to the timber-built storm porch and front entrance. The double garage offers excellent space for vehicles and storage, with strip lighting, two electric roller doors, and a staircase rising to a further storage area with Velux windows and eaves storage.

To the side of the property is a raised patio seating area, complete with a feature well incorporating inset lighting and pump, ideal for outdoor entertaining. Beyond this lies a lawned garden area with a variety of flowers, shrubs and mature trees, creating a peaceful 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 (not connected), Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
 Council Tax C

Directions

From the Drayton Road, take the left fork onto Taverham Road where the property can be found indicated by our For Sale Board.

