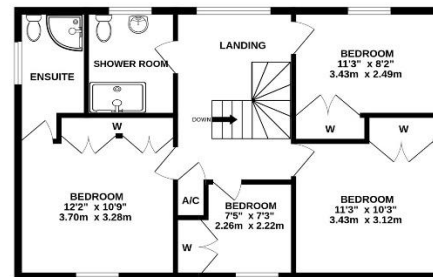
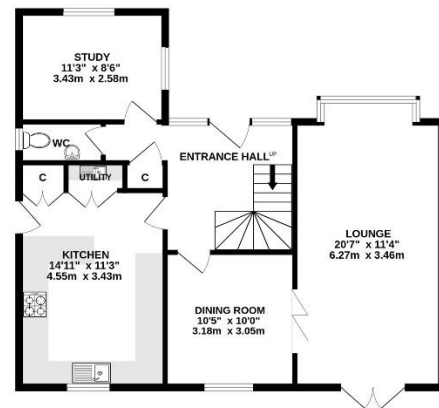
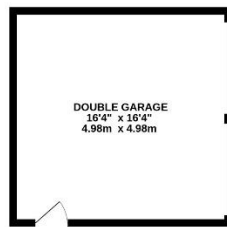


GROUND FLOOR

1ST FLOOR



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.  
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ICONIC  
ESTATE AGENTS

Marriott Chase, Taverham  
OIEO £475,000 Freehold



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

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

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THE GUILD  
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.

- Executive Detached Family Home
- Four Bedrooms
- Re-Fitted Principle En-Suite & Shower Room
- Bay Fronted Lounge
- Study & Dining Room
- Re-Fitted Kitchen/Breakfast Room
- Enclosed Garden & Spacious Patio Area
- Double Garage & Ample Parking
- Versatile Accommodation Throughout
- EPC Rating C / Council Tax Band E

## Description

This deceptively spacious detached family home is set in a highly sought-after end of cul-de-sac location, offering versatile accommodation ideal for modern family living.

Upon entering, a generous hallway welcomes you with stairs rising to the first floor and doors leading to the study, lounge, dining room, kitchen, and ground floor W/C. The bay-fronted lounge is a standout feature, boasting dual-aspect windows and patio doors that flood the room with natural light, creating a bright and airy space. The separate dining room offers flexibility, perfect as a formal dining area or with potential to be opened into the kitchen. A study provides an ideal home office or could be used as a fifth bedroom/second lounge. The re-fitted kitchen is well-appointed with a range of wall and base units, complementary work surfaces, a breakfast bar, fitted cupboards, and a utility cupboard.

Upstairs, a galleried landing gives access to four bedrooms and the family shower room. The master bedroom benefits from fitted wardrobes, a stylish en-suite shower room, and views over the rear garden. Bedrooms two and three are both generous doubles with fitted wardrobes, while the fourth makes an excellent nursery or single bedroom.

## Outside

Outside, the property enjoys a landscaped rear garden, complete with manicured lawn, raised beds, and a private patio to the side, perfect for entertaining. To the front, there is a detached double garage and ample driveway parking for several vehicles.

## Location

The property is well-positioned for access to local amenities and enjoys close proximity to the Marriotts Way, a 26-mile pedestrian and cycle track connecting the city centre and the market town of Aylsham.

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. Take the first turning into Marriott Chase onto Windsor Chase and follow the road round. At the junction, turn left onto Kingswood Avenue and take the first turn right into Marriott Chase where the property can be found on the left hand side.

