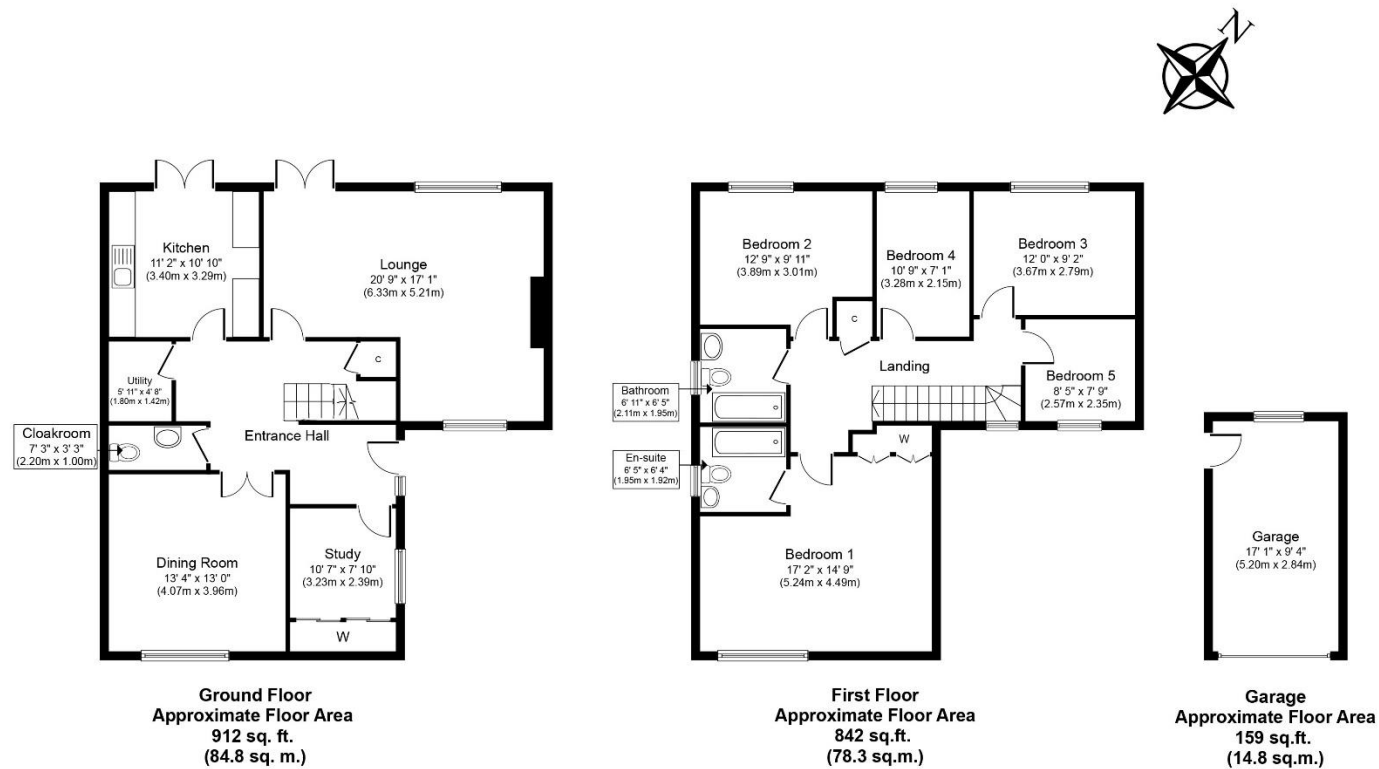


Shakespeare Way, Taverham £475,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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**

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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.

- Extended & Improved Detached Family Home
- Five Bedrooms
- Modern Kitchen
- Spacious 20ft Lounge
- Dining Room & Separate Study
- Re-Fitted Bathroom, En-Suite & Cloakroom
- Corner Plot Enclosed Garden
- Ample Parking & Single Garage
- Convenient Taverham Location
- EPC Rating C / Council Tax Band E

Description

Iconic estate agents are delighted to bring to the market this extended & improved detached family, located in a sought after Taverham position.

The property boasts an enviable corner plot position with the internal accommodation comprising; spacious entrance hall with stairs rising to the first floor, study with fitted cupboards which could also be used as an additional bedroom, 13ft dining room, cloak room, modern kitchen and a spacious L-shaped 20ft lounge with French doors leading to the rear garden.

Upstairs there are five bedrooms and a re-fitted family bathroom suite off the landing with the master bedroom benefitting from both fitted wardrobes and a re-fitted en-suite bathroom.

Outside

Outside the property has ample parking to the front and side along with a single garage while to the rear there is a generous fence enclosed lawn garden with some raised flower beds and a generous porcelain tiled patio area ideal for entertaining.

The property is situated within easy access of the three local schools, local shops and amenities that Taverham has to offer along with being easily accessible to the centre of Drayton which also offers a selection of amenities. Iconic strongly advise an internal viewing to full appreciate the abundance of space

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, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax E

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Once in the village of Drayton, bear left onto Taverham Road and follow the road along. Turn right into Shakespeare Way where the property can be found on the left hand side indicated by our For Sale Board.

