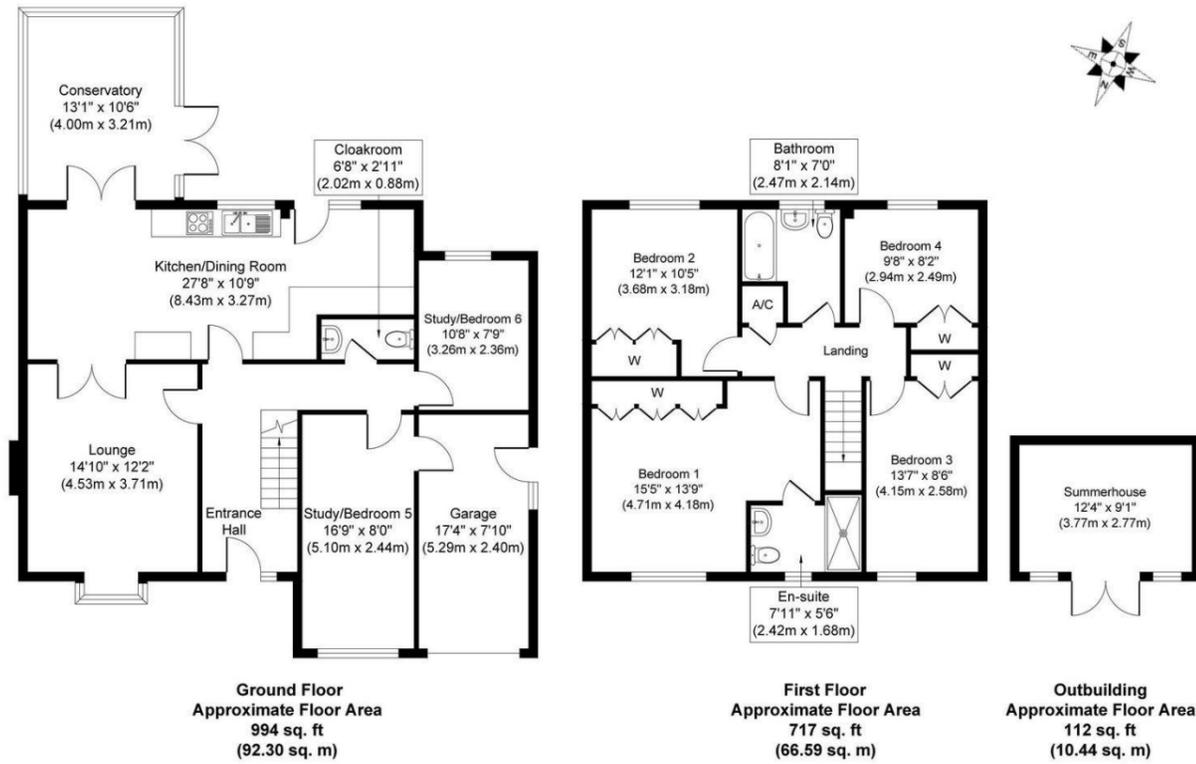


Shakespeare Way, Taverham
 £500,000-£550,000 Guide Price
 Freehold



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**



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 Generous Bedrooms
- Luxury Re-Fitted Kitchen/Diner
- Versatile Accommodation Throughout
- Two Study Rooms/Additional Bedrooms
- Generous Plot
- Ample Parking & Integral Garage
- Updated Throughout
- Sought After Location
- EPC Rating D / Council Tax Band E

Description

Situated in a highly desirable location within Taverham, this executive detached family home offers generous and versatile accommodation, ideal for modern family living.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a convenient cloakroom. The ground floor boasts a spacious bay-fronted lounge, along with two additional reception rooms which can be utilised as studies or ground floor bedrooms, providing excellent flexibility.

Further accommodation includes an integral garage and a stunning 27ft open-plan kitchen/diner, featuring a recently re-fitted kitchen with a range of stylish wall and base units, complemented by quartz surfaces over, along with a selection of integrated appliances. This impressive space is perfect for both everyday living and entertaining, with French doors opening through to a bright conservatory.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom is further enhanced by a recently re-fitted en-suite shower room, while a modern three-piece family bathroom suite serves the remaining bedrooms.

Outside

Externally, the home offers a generous frontage with a lawned area and a brick weave driveway providing ample off-road parking. To the rear, there is an enclosed garden featuring a sunken lawn and a raised patio area, ideal for outdoor dining and relaxation. The garden also provides access to a versatile bar area, perfect for use as a man cave, home bar, or external workshop. In addition, a substantial side garden offers further outdoor space and access to the front of the property. An internal viewing is highly recommended to fully appreciate the space, flexibility, and quality this superb family home has to offer.

Location

Taverham is situated six miles to the North/West of Norwich and offers good access to both the NDR and A47. There is 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

Tenure

Freehold

