



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

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

Alder Way, Taverham  
Guide Price £350,000 - £375,000 Freehold



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.

- Spacious Detached Family Home
- Four Bedrooms
- Re-Fitted En-Suite & Family Bathroom
- 18ft Open Plan Kitchen/Diner
- Utility Room
- Re-Fitted Downstairs Cloakroom
- Sunny Enclosed Rear Garden
- Garage & Driveway
- Requested Cul-de-Sac Location
- EPC Rating C / Council Tax Band D



## Description

Well presented detached family home in a sought after cul-de-sac in Thorpe Marriott, Taverham.

The detached family home boasts accommodation which comprises; entrance hall with stairs rising to the first floor, spacious lounge and an 18ft open plan kitchen/breakfast room that boasts a modern fitted kitchen, French doors to the garden, internal access to the garage along with storage and a separate utility room with a re-fitted cloak room.

Upstairs there are four bedrooms and a recently fitted three piece family bathroom suite off the landing with the master boasting a re-fitted en-suite shower room and fitted wardrobes.

## Outside

Outside the property gives parking to the front via an ample driveway which gives access to the integral garage. To the rear there is a fence enclosed sunny garden, with a spacious patio area and summer house.

## 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 a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools 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 D

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the first turning into Thorpe Marriott onto Windsor Chase and follow the road round. At the junction, turn right onto Kingswood Avenue and take the first right onto Alder Way where the property can be found on the right hand side.

