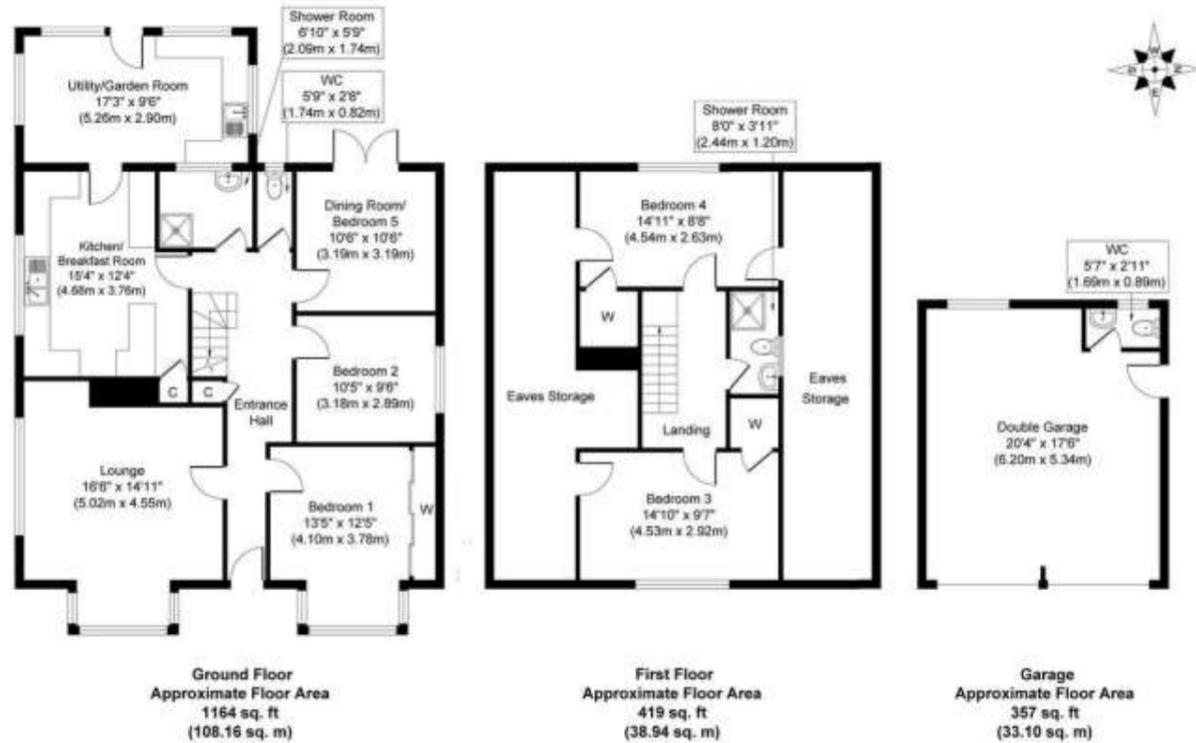


Highland Road, Taverham
£525,000 - £550,000 Freehold



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.

- Detached Five Bedroom Family Home
- Three Ground Floor Bedrooms
- Kitchen/Breakfast Room
- Garden Room & Utility
- Two First Floor Double Bedrooms
- Stunning Mature Garden
- Double Garage & Generous Driveway
- Almost 1,600ft Of Flexible Accommodation
- Situated On A Private Road, No Onward Chain
- EPC Rating C /Council Tax Band E

Description

We are delighted to bring to the market this impressive five-bedroom detached home, pleasantly positioned on a private road within the sought-after village of Taverham.

Offered with the benefit of no onward chain, the property provides almost 1,600 sq ft of well-balanced and versatile accommodation, complemented by a superb, mature rear garden.

The accommodation is entered via a generous entrance hallway with useful storage cupboard and staircase rising to the first floor, with doors leading to all principal ground floor rooms. The sitting room is located to the front aspect and features a bay window, allowing the room to enjoy the morning sun. Also positioned to the front is the master bedroom, which benefits from a bay window and a range of fitted wardrobes. Further ground floor accommodation includes bedroom two and bedroom five, the latter currently utilised as a dining room and featuring French doors opening directly onto the rear garden, creating an excellent space. A ground floor shower room is fitted with a shower cubicle and hand wash basin, complemented by a separate adjacent WC. The kitchen/breakfast room provides an excellent cooking and social space, fitted with a range of wall and base units with worktops over and ample room for appliances, including a range cooker. A window to the side aspect provides natural light, while a door leads through to the garden room/utility. This additional versatile space offers further fitted storage, a water softener, space for appliances and direct access to the rear garden.

To the first floor, the landing provides access to bedrooms three and four, both of which are well-proportioned double rooms benefiting from extensive eaves storage. These are served by a shower room fitted with a three-piece white suite comprising a shower cubicle, low-level WC and hand wash basin. The property is approached via a private road and enjoys a tucked-away position at the end of a quiet cul-de-sac.

Outside

The front garden is predominantly laid to shingle, providing generous off-road parking for multiple vehicles and leading to the double garage at the rear. A well-stocked raised planting bed creates an attractive buffer from the road, enhancing both privacy and kerb appeal. To the rear, the property boasts a truly stunning and established garden extending to approximately 150ft (stms). The garden is mainly laid to lawn with a wide variety of mature trees, flower and shrub borders, raised beds and vegetable plots, making it ideal for keen gardeners. A patio area provides ample seating and enjoys a desirable westerly aspect, perfect for evening sun.

There are also several useful outbuildings. The double garage measures approximately 20' x 17' and is fully equipped with power, lighting and a two-piece WC. Two up-and-over doors open onto the driveway, providing excellent storage and workshop potential

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, Electricity are all connected.

Local Authority

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

Directions

Highland Road is a private road which can be found off Fakenham Road at of the road on the right hand side.

