

Argyll Crescent, Taverham  
OIEO £260,000 Freehold



While every attempt has been made to ensure the accuracy of the description 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.  
Made with Floorplan 12/2024



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.

- Well Presented Semi Detached House
- Hall Entrance With Cloakroom
- Three Bedrooms
- Modern Kitchen/Dining Room
- Spacious Lounge & Conservatory
- Three Piece Family Bathroom Suite
- Enclosed Rear Garden
- Garage & Driveway
- Requested Cul-de-Sac Location
- EPC Rating C / Council Tax Band C



## Description

An attractive three bedroom semi-detached home located in the popular village of Taverham.

Tucked away in a quiet cul de sac, this lovely property benefits from a mature garden to the rear and is offered in good decorative order throughout.

The accommodation comprises; entrance hallway, with stairs rising to the first floor and door leading to the sitting room there is also access to the downstairs cloakroom. The sitting room is well proportioned with a door leading to the kitchen/dining room, a storage cupboard and a window to the front aspect. The kitchen/dining room measures in excess of 16' and benefits from ample space for a dining room table and has doors which lead to the conservatory to the rear. A good size, the conservatory also has French doors which lead to the rear garden.

Upstairs there are three bedrooms with the first and second benefitting from built in wardrobes. Additionally, there is a three piece white bathroom suite.

## Outside

Outside to the front aspect there is a lawn garden and a driveway which provides off road parking.

There is an enclosed rear garden laid mainly to lawn with separate patio area.

The drive gives access to the single garage and there is an electric vehicle charge point.

## 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 C

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Drayton. Take the left fork onto Taverham Road and follow the road along. Turn right into Shakespeare Way and follow it round onto Cameron Green. Take the third turn left into Argyll Crescent and left again where the property can be found on the left hand side.

