



#### DIRECTIONS

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Sandy Lane where the property can be found on the right hand side.

Sandy Lane  
Taverham  
£400,000



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

121 Park Lane, Mayfair, London W1K 7AG  
**020 7409 8450**



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 Double Bedrooms
- Kitchen/Breakfast Room
- Spacious Lounge With Feature Fireplace
- Conservatory

- Family Bathroom Suite
- Downstairs Cloakroom
- Garage & Driveway Offering Ample Parking
- Requested Taverham Location
- EPC Rating C



### Description

Attractive four bedroom family home in Taverham situated on the ever popular Sandy Lane. Well-kept throughout by the current owners, this great property has good sized rooms throughout and the full accommodation comprise; entrance hallway with doors leading to all rooms, a downstairs cloakroom and staircase rising to the first floor. The sitting room is generous in size with an attractive feature fireplace and sliding doors which give access to the conservatory to the rear. A good sized kitchen has a range of fitted units and also benefits from a utility/lobby area to the side with further doorway to the single garage and rear garden. To the first floor there is a four piece shower room and four well-proportioned bedrooms.

### Outside

Outside to the front aspect the property has a shingle driveway which is enclosed by mature hedging and provides ample off road parking with access to the single garage. To the rear the property has a mature garden with a variety of flower and shrub borders, a patio area providing seating and summer house.

### Location

Sandy Lane, Taverham, Norwich, NR8 6JU

### Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

### Services

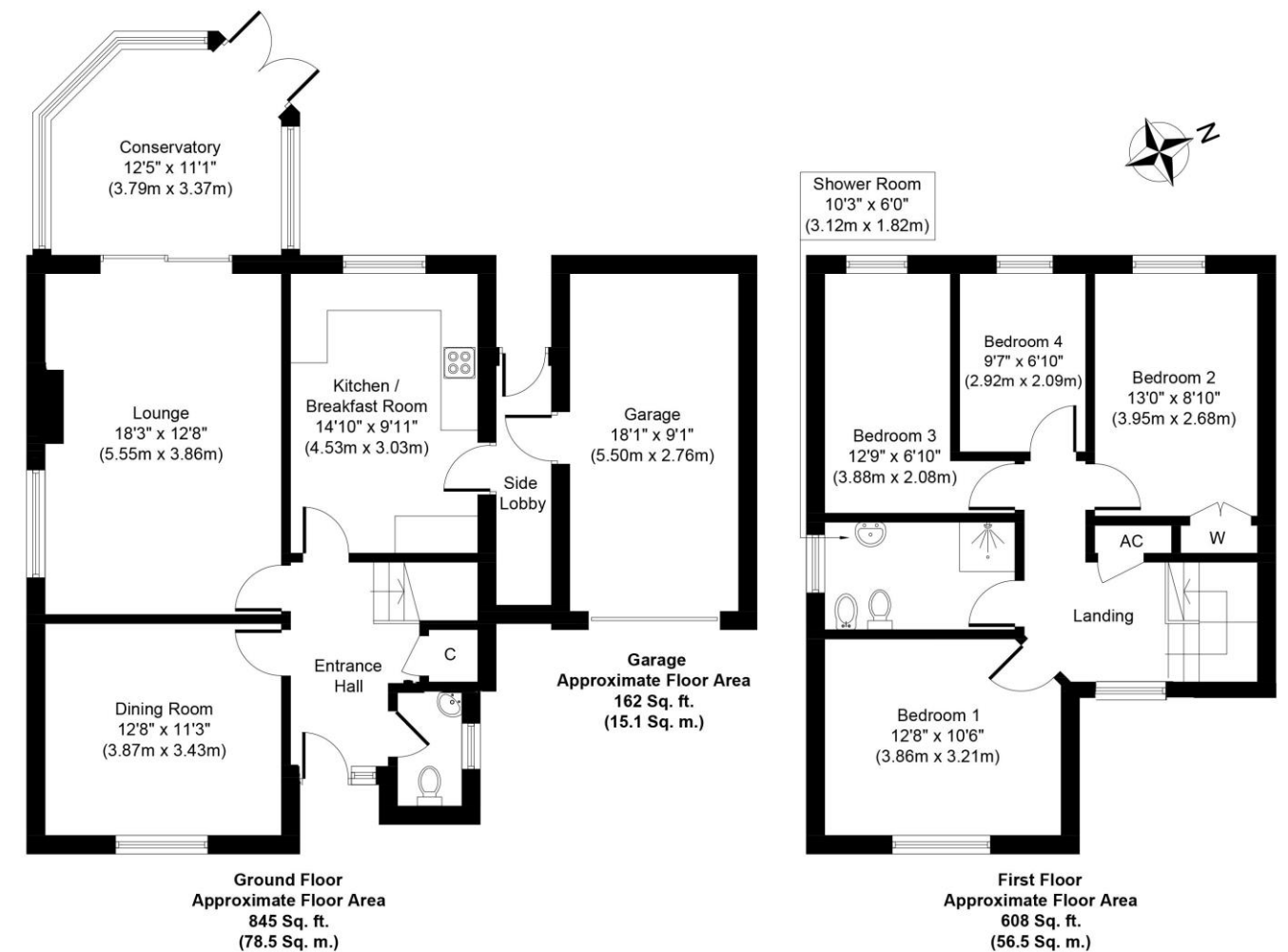
Mains drainage, water, gas, electricity and Broadband are all connected.

### Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133

### Tenure

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. 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.

