

Sandy Lane, Taverham
OIEO £650,000 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**

rightmove

zoopla

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

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.

- Beautifully Presented Charming Home
- Three Bedrooms
- Stunning Kitchen/Dining Room
- Sitting Room
- Versatile Ground Floor Study/Bedroom Four
- Utility Room & Ground Floor Shower Room
- Generous Plot With Elevated Garden
- Ample Off Road Parking
- Sought After Village Location
- EPC Rating E / Council Tax Band D

Description

This charming property has been tastefully modernised by the current owners while retaining a wealth of original character. Set back from the road and enjoying a mature, elevated rear garden, the home offers spacious and versatile accommodation throughout.

The accommodation begins with a welcoming entrance hallway featuring exposed brick walls, tiled flooring, a useful storage cupboard and a staircase rising to the first floor. At the heart of the home is a stunning open-plan kitchen/dining room, fully renovated to a high standard. The kitchen is fitted with a range of contemporary high-gloss units complemented by high quality work surfaces. Integrated appliances include a double electric eye-level oven with combi grill, separate hob with concealed extractor, fridge freezer and dishwasher. A central island provides additional workspace and storage, while inset spotlights and ceramic tiled flooring complete the space. Doors lead to the majority of the ground floor rooms. To the rear of the property, the sitting room provides a relaxing retreat, beautifully finished with quality oak flooring and inset spotlights. Sliding patio doors open directly onto the mature rear garden, creating an excellent indoor-outdoor flow. Accessed from the dining area is a versatile ground floor study/office, which could equally serve as a snug or single bedroom, enjoying views over the rear garden.

Also located to the rear is a utility room offering excellent potential for completion to a buyer's own specification. This space provides access to the garden, additional storage and leads through to a ground floor shower room fitted with a modern three-piece suite.

To the first floor, the landing provides access to three bedrooms and the family bathroom. There are two well-proportioned double bedrooms and a generous single bedroom. The principal bedroom is particularly impressive, featuring a vaulted ceiling with inset spotlights, a striking full-length rear window and an additional large side window, creating a bright and airy feel. Bedroom two benefits from a built-in storage cupboard. The family bathroom is fitted with a stylish four-piece white suite comprising tiled bath, walk-in shower, low-level WC and hand wash basin with vanity unit. The room is fully tiled and further benefits from inset spotlights and a full-length heated towel radiator.

Outside

Externally, the property is set behind a low-level brick wall. A shingled driveway provides ample off-road parking for multiple vehicles. To the rear, the mature tiered garden is predominantly laid to lawn and features an abundance of established trees and planting. The main lawn is enclosed by attractive gabion basket retaining walls, with a pathway leading to the additional garden area. A brick-built outhouse is attached to the property and offers excellent potential for conversion into further accommodation, subject to the necessary planning consents. This delightful home combines modern living with character features and offers flexible accommodation in a popular village location.

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 and Broadband are all connected.

Local Authority

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

