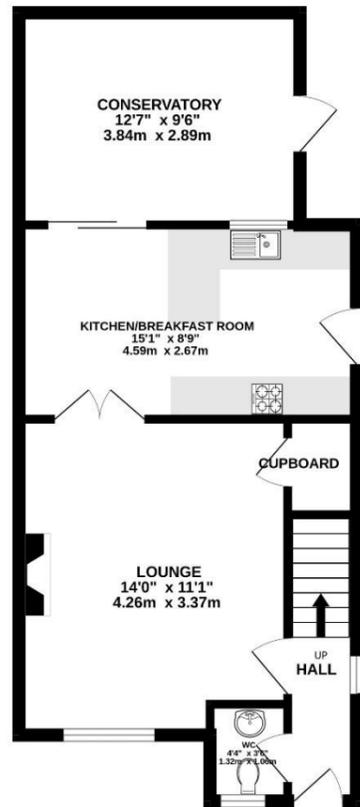
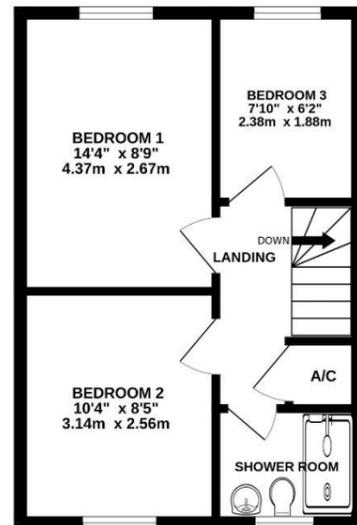


GROUND FLOOR



1ST FLOOR



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

The Drove, Taverham
£270,000 - Freehold



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

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



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.

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Spacious Sitting Room With Fireplace
- Modern Shower Room
- Generous Conservatory
- South Facing Low Maintenance Garden
- En-Bloc Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

An attractive three-bedroom semi-detached home, tucked away in a quiet enclave of just four properties.

Offered to the market with no onward chain, this excellent first-time purchase benefits from a south-facing rear garden, and early viewing is highly recommended to avoid disappointment.

The accommodation comprises an inviting entrance hall with stairs rising to the first floor, access to a convenient downstairs WC fitted with a two-piece suite, and a door leading into the spacious sitting room. The sitting room is well-proportioned and features a charming fireplace, an under-stairs storage cupboard, and an open aspect into the kitchen/breakfast room. Spanning the full width of the rear of the property, the kitchen/breakfast room offers ample space for a dining table and enjoys plenty of natural light. It is fitted with a range of wall and base units with roll-top work surfaces, an inset sink/drain, integral electric oven, and space for additional appliances. Sliding doors open into the conservatory, while a separate side door provides direct access to the garden. The generous conservatory features tiled flooring and further side access, creating an ideal additional reception space overlooking the rear garden.

Upstairs, the landing provides access to all three bedrooms, the shower room, and the loft space.

Outside

Externally, the front of the property offers a lawned garden with a pathway leading to the entrance and gated access to the rear. A driveway provides ample off-road parking and leads to a single en-bloc garage with an up-and-over door.

The rear garden is designed for low maintenance, predominantly paved with flower and shrub borders, and fully enclosed by timber fencing.

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 C

Directions

From the Fakenham Road, take the second turning into Thorpe Marriott onto Kingswood Avenue. Continue along and take the second turning right into The Cains, straight over the roundabout onto The Drove. At the junction, turn right where the property can be found on the right hand side.

