



TOTAL FLOOR AREA: 1257 sq.ft. (116.7 sq.m.) approx.

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

Cameron Green, Taverham
Guide Price £350,000 - £375,000 Freehold



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 Detached Family Home
- Four Bedrooms & Re-Fitted En-Suite
- Modern Kitchen & Utility Room
- Spacious Lounge With Wood Burning Stove
- Dining Room
- Re-Fitted Bathroom & Downstairs Cloakroom
- Enclosed Sunny Rear Garden
- Garage & Driveway
- Recently Re-Fitted Windows & Doors
- EPC Rating C / Council Tax Band D

Description

Iconic estate agents are pleased to offer for sale this well presented, detached family home situated in a desirable Taverham position within walking distance of the requested Ghost Hill School.

The property has been updated by the current owner with the additions of a new three piece family bathroom and en-suite shower room along with a woodburning stove in the lounge.

The accommodation comprises; entrance hall with ample storage, re-fitted cloak room along with doors to the lounge, kitchen and stairs which rise to the first floor. The 15ft lounge offers a window to the front aspect, a recently installed wood burning stove wood flooring and this is open to the 10ft dining room that offers easy access to the kitchen with patio doors to the rear garden. The kitchen boasts a range of wall and base units with worksurface over along with a tiled splash back, there is a range cooker fitted and a separate utility room.

Upstairs there are four bedrooms off the landing with the master boasting a recently re-fitted en-suite shower room with corner shower, w/c and hand basin there is also a re-fitted family bathroom suite that has a stand alone bath, w/c and hand basin.

Outside

To the front there is an attached garage and driveway whilst to the rear there is an enclosed garden which is mainly laid to lawn with a small decked area and patio.

The property is situated within easy access of the local schools, shops and amenities that Taverham has to offer and Iconic strongly advise an internal viewing to avoid disappointment.

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

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards the village of Drayton. Take the left fork onto Taverham Road and take the second turning right into Shakespeare Way. Follow the road to the top and turn left leading onto Cameron Green where the property can be found indicated by our For Sale Board.

