

HADLEY TAYLOR

4 YARE VALLEY DRIVE, NORWICH NR4 7SD

**SUBSTANTIAL DETACHED FAMILY HOUSE EXTENDING TO 3772 SQ FT
LOCATED IN A QUIET CUL-DE-SAC IN HIGHLY DESIRABLE CRINGLEFORD
WITH ENTRANCE HALL, 5 RECEPTION ROOMS, OFFICE, CONSERVATORY,
KITCHEN/BREAKFAST ROOM, SEWING ROOM, UTILITY ROOM, GROUND
FLOOR SHOWER ROOM, 4 DOUBLE BEDROOMS, BATHROOM, EN-SUITE,
MATURE SOUTH WEST FACING GARDEN AND DOUBLE GARAGE
ENERGY RATING G**



Lounge



Sitting Room



Kitchen/Breakfast Room



Dining Room



Bedroom 1



Garden



GUIDE PRICE £1,000,000



**Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
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Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The property is located within 3 miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. State, faith and independent schools for all age groups, a Waitrose supermarket, the Norfolk and Norwich hospital, the University of East Anglia, local shopping facilities, public houses and parks are all within easy reach.

Accommodation

The split level ground floor accommodation comprises entrance lobby, a spacious entrance hall, lounge with sliding patio doors to the garden and steps up to the games room, sitting room with fireplace and sliding patio doors to the conservatory, morning room, dining room, games room, kitchen/breakfast room with granite work tops and integrated appliances, office, conservatory with sliding patio doors to the garden, utility room, sewing room and shower room. On the first floor there are four double bedrooms, a family bathroom with jacuzzi bath and an en-suite shower room. The accommodation is well presented throughout and generously proportioned. The property benefits from double glazing and electric heating. The property is an individual property built in the 1970's and was designed by architects Leonard Vincent Raymond Goldberg and partners.

Outside

The front garden is laid to lawn with shrub borders, trees, a driveway leading to the double garage and a path leading to the front door. The south west facing rear garden which offers a considerable degree of privacy, is laid to lawn with shrub borders, trees, patio, hedging, garden store integral to the house with a gardener's WC and side access. The side garden is laid to lawn with shrub borders, fruit trees, greenhouse and hedging. The double garage has an up and over door, light and power.

Directions

Leave Norwich on Newmarket Road, cross over the outer ring road, take the left fork into Eaton Village, cross over the hump back bridge into Cringleford, take the right turn into Colney Lane, take the fifth right hand turn into Gurney Lane and then left into Yare Valley Drive. The property can be found towards the end of the cul-de-sac.

Local Authority

South Norfolk District Council

Services

We understand that mains electricity, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's sole agents: Hadley Taylor 01603 250 248

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