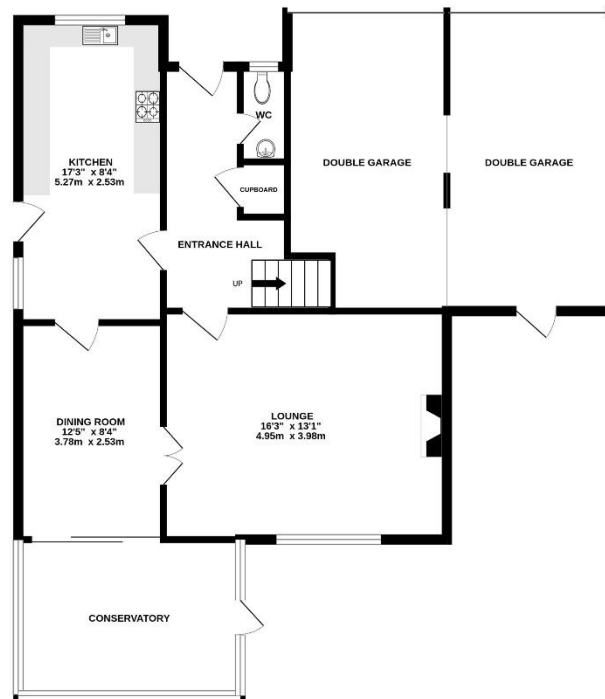


Kingswood Avenue, Taverham,
OIEO £400,000 Freehold

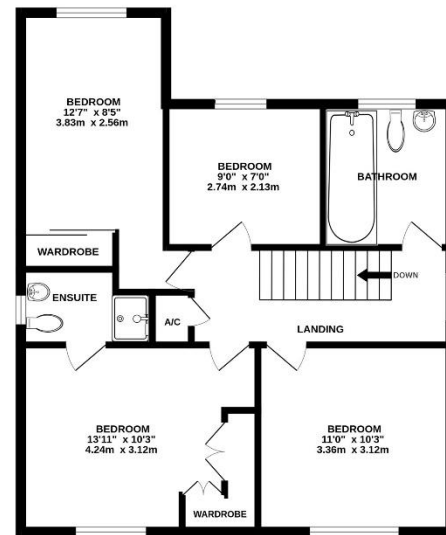


- Mock Tudor Detached Family Home
- Four Bedrooms & Re-Fitted En-Suite
- Downstairs Cloakroom
- Recently Re-Fitted Kitchen/Breakfast Room
- Spacious Lounge
- Spacious Conservatory
- Private Southerly Aspect Rear Garden
- Double Garage & Driveway
- Rarely Available Location Overlooking Green
- EPC Rating D / Council Tax Band D

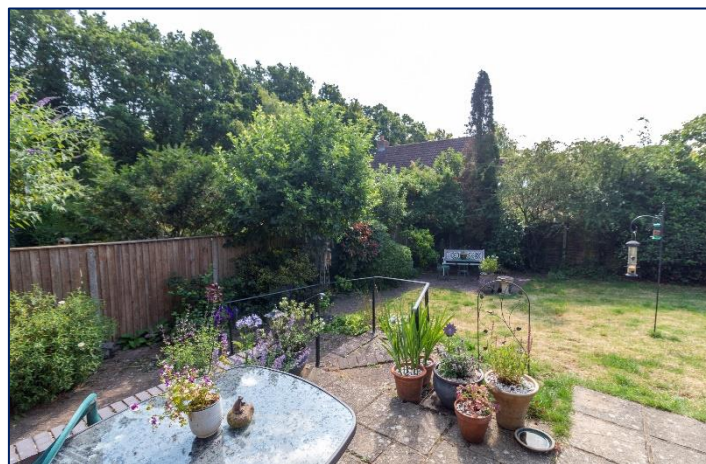
GROUND FLOOR



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

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

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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.

Description

Iconic estate agents are delighted to offer for sale this detached family home in an enviable position overlooking the green.

The property boasts accommodation which comprises; entrance hall with stairs rising to the first floor, a cloakroom, storage cupboard, lounge and kitchen/breakfast room. The spacious lounge offers a feature fire place, window to the rear and French doors to the dining room.

The recently re-fitted luxury kitchen/breakfast room offers a range of wall and base units with integrated BOSCH dishwasher, washing machine and fridge/freezer. There is also a Belling range cooker. There are French doors which lead from the kitchen through to the dining room along with a side access door to the side passage. The downstairs accommodation is completed by the spacious glassroofed conservatory with double doors that open onto a patio area, and overlooks the rear garden.

Upstairs there are four bedrooms off the landing along with a three piece family bathroom suite. The master bedroom boasts fitted wardrobes a modern en-suite shower room. Bedrooms two and three also benefit from fitted wardrobes.

Outside

Outside the property is accessed via a shared driveway that opens up onto your parking and access to the attached double garage. To the rear there is a southerly aspect private enclosed garden which is mostly laid to lawn and well-established borders with a blend of attractive mature trees and shrubs. There is also a sunken patio and a rear access door to the garage.

The property is situated within a five minute walk to the shops and amenities and a two minute walk to a regular bus service into Norwich and within easy reach of The Marriotts Way for walking and cycling.

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 a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools 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, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the first turning into Thorpe Marriott onto Windsor Chase and follow the road round. At the junction, turn left onto Kingswood Avenue and the property can be found on the right hand side overlooking the green.

