



THE STORY OF

# 95 Kingswood Avenue

*Taverham, Norfolk*

SOWERBYS





THE STORY OF

# 95 Kingswood Avenue

Taverham, Norfolk  
NR8 6UW

---

Four Bedroom Detached Home  
Immaculately Presented Throughout  
Generous Driveway and Rear Garden  
Highly Sought After Location  
En-Suite to Principal Bedroom  
Stunning Modern Kitchen  
Highly Versatile Layout  
Beautifully Landscaped Gardens  
Easy Reach of Norwich  
Wealth of Amenities Nearby

---

**SOWERBYS NORWICH OFFICE**  
01603 761441  
[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







Enjoying a prime plot in a highly sought after residential area, this wonderfully presented home is a sanctuary of calm within a location served by many local amenities as well as enjoying easy access to the city of Norwich. Approaching almost 1,500 sq. ft., the immaculately presented interiors sprawl across the highly versatile ground floor and offer four generous bedrooms to the first floor.

A stunning modern kitchen serves as a brilliant anchor point to no less than three receptions in which it links with. A delightful breakfast room sits opposite the substantial garden room whilst the dining room enjoys double doors leading to the garden as well as being semi-open plan to the sizeable sitting room. With generous proportions and reams of natural light, the large sitting room is a real family space gives an excellent sense of definition whilst interacting well with the rest of the ground floor.

The first floor is home to no less than four spacious and highly versatile bedrooms. An impressive principal suite features a wealth of built in storage as well as a well-appointed bathroom en-suite. Two further double bedrooms enjoy equally generous proportions as well yet more built-in storage whilst the fourth bedrooms bring valuable versatility to the home. The three additional bedrooms are well served by the central family bathroom.

The spacious plot in which this home sits affords not only a generous driveway with off road parking for numerous cars, but also a superb and lovingly tended rear garden showcasing a wealth of features. A sprawling, split level sun terrace is ideally positioned to make the very best of the warmer months whilst a well-kept lawn is bordered by thriving and colourful flower beds.





We would describe our home as a happy and relaxing place.







First Floor  
Approximate Floor Area  
626 sq. ft  
(58.17 sq. m)



Ground Floor  
Approximate Floor Area  
784 sq. ft  
(72.86 sq. m)

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. 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



# Taverham

THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Just six miles from the county capital, but a world away from the urban bustle, Taverham is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

Local landmark Taverham Mill was once a major producer of paper which was used to produce The Times newspaper, Oxford English Dictionary and even banknotes for the Bank of England, before the mill's closure in 1899. Now the 100-acre site is a picturesque nature reserve with walks and four lakes fondly fished by anglers for carp, trench, roach, perch and pike.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife. Past and present, education has played an important part in the village's history with a school established as early as the 13th century, and today there is an excellent choice of local primary and secondary schools along with a small independent, Langley Prep School.

With Norwich's shopping centres just a few miles away, the village has its own country shopping centre and garden nursery, along with a Tesco supermarket, GP surgery, chemist, library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities and excellent schools, it's easy to see why Taverham is as popular as the pollsters say.



## Note from the Vendor



“Our favourite spot in the house is the conservatory, and the seasons of colour with the garden and the fruit orchard.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 9788-7052-6258-9500-8200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///crunches.bronzes.feels

These particulars and measurements 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. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

