



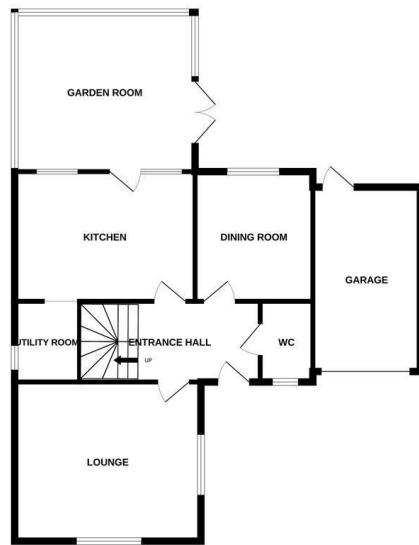
27 Priorswood | Taverham | Norwich | NR8 6FY

Offers In Excess Of £435,000

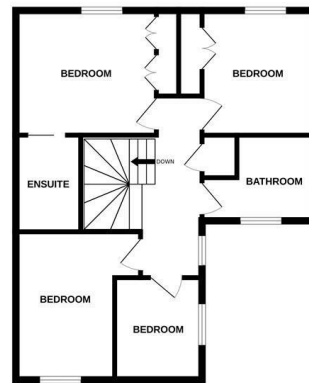
****LOVELY DETACHED FAMILY HOME TUCKED AWAY IN A PRIVATE POSITION****
Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, DETACHED HOUSE situated in the highly sought after village of Taverham. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, impressive garden room and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a LARGE DRIVEWAY providing off road parking leading to a SINGLE GARAGE with power and lighting. To the rear there is a well maintained, lawned garden ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
Made with Metropix CS224

Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

Accommodation Comprises

Front door to:

Entrance Hall 10'0 x 6'3

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 14'11 x 12'9

Two double glazed windows, radiator.

Dining Room 10'5 x 9'6

Double glazed window, radiator.

Kitchen 14'8 x 10'5

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge and dishwasher, double glazed window, radiator, door to garden room.

Utility Room 6'4 x 5'2

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and freezer, double glazed window, radiator.

Garden Room 14'1" x 12'9"

PVC double glazed construction, doors to garden, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'4 x 10'8

Double glazed window, radiator, built in wardrobes.

En-Suite 7'9" x 5'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 10'3 x 8'11

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'8 x 8'5

Double glazed window, radiator.

Bedroom Four 8'2" x 6'2"

Double glazed window, radiator.

Bathroom 9'3" x 6'2"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large driveway providing off road parking leading to a single garage with power and lighting.

Outside Rear

Large lawned garden, mature plants and shrubs, patio seating area, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band D.


Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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