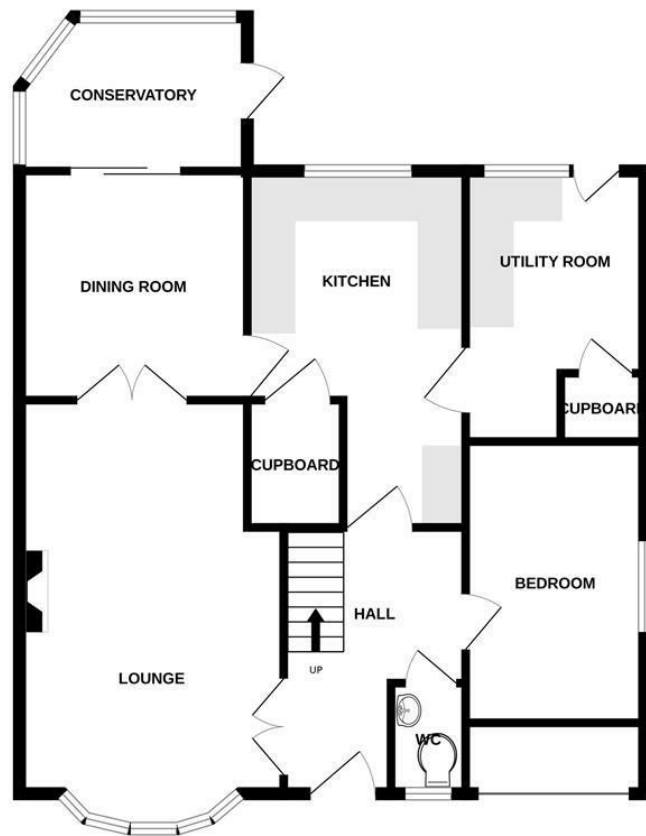
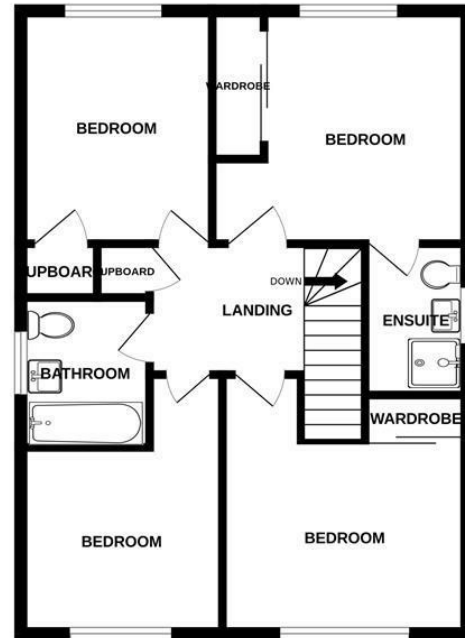


GROUND FLOOR



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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## 37 Hazel Close | Taverham | Norwich | NR8 6YE

**£435,000**

**\*\*DETACHED FAMILY HOME IN A REQUESTED LOCATION\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, FIVE BEDROOM, DETACHED FAMILY HOME situated in the quiet cul-de-sac in the highly sought after village of Taverham. Accommodation comprising entrance hall, lounge, dining room, modern fitted kitchen, utility room, conservatory, bedroom and WC to the ground floor. On the first floor there are four more bedrooms and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is a WELL MAINTAINED, PRIVATE REAR GARDEN with a timber decking seating area 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 to appreciate the size, quality and location on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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	

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.

<https://www.gilsonbailey.co.uk>  
01603764444

#### 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

Doors to lounge, kitchen, bedroom, WC and stairs to first floor.

#### Lounge 20'9" x 11'11"

Double glazed window, two radiators, double doors to:

#### Dining Room 10'4" x 10'3"

Sliding patio doors, radiator.

#### Kitchen 16'1" x 9'10"

Fitted wall and base unit with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, double glazed window, radiator, under stairs cupboard.

#### Utility Room 12'0" x 8'0"

Fitted base units with worktops over, sink and drainer, space for washing machine, tumble dryer and freezer, storage cupboard, door to rear.

#### Conservatory 10'5" x 6'11"

Double glazed construction with door to garden.

#### Bedroom Five 12'8" x 7'4"

Double glazed window, radiator.

#### WC 6'6" x 3'9"

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

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 12'0" x 10'6"

Double glazed window, radiator, built in wardrobe.

#### En-Suite 6'10" x 4'9"

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

#### Bedroom Two 11'8" x 11'4"

Double glazed window, radiator, built in wardrobe.



Bedroom Three 11'8" x 9'1"  
Double glazed window, radiator, cupboard.

Bedroom Four 10'6" x 8'5"  
Double glazed window, radiator.

Bathroom 6'9" x 6'1"  
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Driveway providing ample off road parking and side gate access.

#### Outside Rear

Timber decking seating area with steps up to lawned garden, shingled borders with mature plants and shrubs, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure

Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.

