



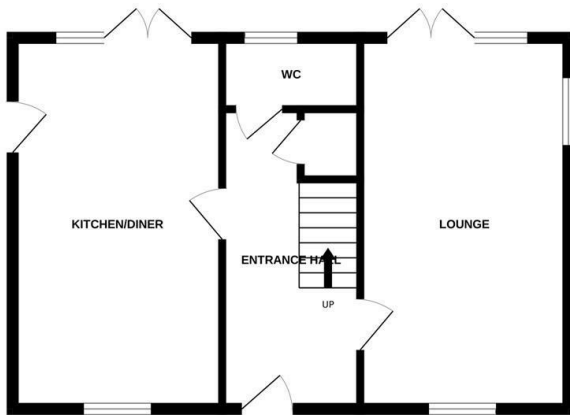
53 Draper Way | Taverham | Norwich | NR8 6DG

Offers In Excess Of £365,000

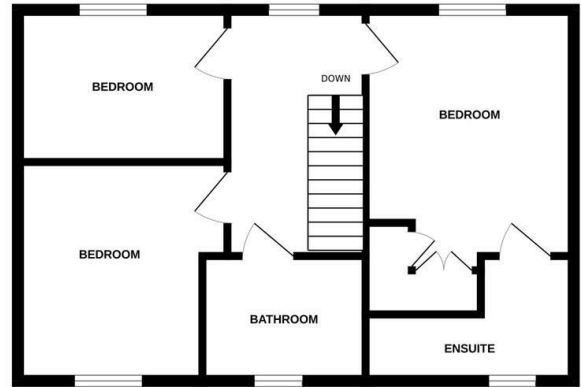
****STUNNING ABEL HOMES CONSTRUCTED ENERGY EFFICIENT FAMILY HOME SITTING ON A LOVELY CORNER PLOT**** Gilson Bailey are delighted to offer this MODERN, THREE BEDROOM, DETACHED FAMILY HOME situated in the highly sought after village of Taverham. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is a wrap-around lawned garden. The house benefits from TRIPLE GLAZING, gas heating (underfloor heating to the ground floor), SOLAR PANELS and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent 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 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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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/diner, WC and stairs to first floor.

Lounge 18'2" x 10'2"

Two triple glazed windows, patio doors, underfloor heating.

Kitchen/Diner 19'7" x 10'2"

Fitted wall and base units with worktops over, sink and drainer, integrated fridge/freezer, washing machine and dishwasher, fitted hob and oven, triple glazed window, patio doors.

WC

Low level WC, hand wash basin, triple glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'9" x 10'2"

Triple glazed window, radiator, built in wardrobes.

En-Suite

Shower cubicle, low level WC, hand wash basin, triple glazed window.

Bedroom Two 10'5" x 10'4"

Triple glazed window, radiator.

Bedroom Three 10'5" x 7'4"

Triple glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, triple glazed window.

Outside Front

Outside Rear

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	95	96
(81-91) B		
(69-80) C		
(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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