



Ganners Hill, Taverham Norwich NR8 6XL

welcome to

Ganners Hill, Taverham Norwich

WILLIAM H BROWN ARE DELIGHTED TO OFFER THIS WELL PRESENTED FOUR BEDROOM DETACHED HOME located in the regarded village Taverham. The property would make an ideal family home and benefits from four double bedrooms, one of which boasts ensuite facilities. View early to avoid disappointment!



Accommodation

THIS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE is located in the popular NR8 postcode just to the north west of Norwich city centre. This property would make a perfect purchase for a young family and benefits from four bedrooms all with built in wardrobes, a well maintained garden with views of woodland bordering its perimeter, parking for multiple vehicles. The property is also within reach of local amenities and various schools, as well as good transport links to the city of Norwich.

Internally the accommodation comprises of entrance hall, kitchen/ lounge/dining room, wc and storage to the ground floor. On the first floor, there are four bedrooms off the landing one of which has ensuite and a family bathroom. Properties like this are in strong demand, therefore a full and early internal inspection is highly recommended.

Entrance Hall

Timber framed double glazed external entrance door to front aspect, staircase to the first floor and access to Kitchen, lounge and wc.

Wc

Suite comprising double glazed window to side aspect, wc, wash hand basin and radiator.

Lounge

16' 7" x 10' 9" (5.05m x 3.28m)
Carpeted, double glazed window to the front aspect, gas fire and radiator.

Dining Room

10' 6" x 10' 10" (3.20m x 3.30m)
Double glazed sliding patio door to the rear garden, radiator and double doors opening lounge.

Kitchen

14' 2" x 10' 6" (4.32m x 3.20m)
A range of wall and base units with work surfaces over, 1 1/2 bowl sink and drainer with mixer tap, four ring gas hob with extractor hood, built in electric oven, space for washing machine, dishwasher and fridge freezer.

First Floor Landing

Giving access to all four bedrooms and bathroom, there is also a loft hatch and built in cupboard.

Bedroom 1

14' 3" x 11' 4" (4.34m x 3.45m)
Double glazed window to front aspect, built in wardrobe, radiator and access to ensuite.

Ensuite

Suite comprising double glazed window to front aspect, shower cubicle, wash basin and low-level wc,

Bedroom 2

15' 2" x 10' 9" narrowing to 8' 8" (4.62m x 3.28m narrowing to 2.64m)
UPVC double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom 3

11' 1" x 7' 8" (3.38m x 2.34m)
UPVC double glazed window to the rear aspect, built in wardrobe and radiator.

Bedroom 4

8' 2" x 7' 5" (2.49m x 2.26m)
UPVC double glazed window to the rear aspect, built in wardrobe and radiator.

Bathroom

Suite comprising double glazed window to rear aspect, panelled bath with shower over, wash basin, wc, extractor fan and heated towel rail.

Outside

To the front of the property is a well maintained lawned area as well as ample off street parking. This is complemented to the rear of the house which comprises of a generous garden mainly laid to lawn and at the bottom of the garden is a raised decking with summer house. There is also side access and outside tap.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Ganners Hill, Taverham Norwich

- Detached Family Home
- Four Bedrooms All With Built In Wardrobes
- Master Ensuite + Family Bathroom
- Two Receptions
- Downstairs WC

Tenure: Freehold EPC Rating: E

offers in excess of

£375,000

directions to this property:

From the W H Brown office on Reepham Road in Hellesdon proceed in the direction of Taverham and straight over the first mini roundabout. At the next roundabout proceed straight over in the direction of Thorpe Marriott and take the second left hand turn into Longdale. At the t-junction turn right on Felsham Way and take the third left hand turn onto Pendlesham Rise, followed by the next right hand turn into Ganners Hill where the property can be found.



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Please note the marker reflects the postcode not the actual property



Property Ref:
HEL102639 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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