



The Cains, Taverham Norwich NR8 6FU

welcome to

The Cains, Taverham Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS DETACHED HOME located in the well-regarded suburb of Taverham. The property itself would make an ideal family home and benefits from three bedrooms off landing, a well-maintained enclosed garden and off-road parking with garage.



Accommodation

THIS THREE BEDROOM DETACHED FAMILY HOUSE is in the desirable residential area of Taverham village. Thorpe Marriott is a real attraction for a variety of residents in particular families due to its schools. In the centre of the development is a green and dotted around are belts of trees separating housing areas and a playground for small children, within reach is a parade of shops including a takeaway, hairdressers, Tesco Metro, and pub as well as schools in the neighbouring area. Also with striking distance is Marriott's Way which is a long-distance foot and cycle path and bridleway between Norwich and Aylsham. Ideal for long walks and to enjoy the countryside. Internally the accommodation comprises of entrance hall, wc, kitchen/ dining room and living room to the ground floor. This is complemented to the first floor by three bedrooms off the landing, one with ensuite and the family bathroom. An internal viewing is highly recommended!

Entrance Hall

Upvc double glazed external entrance door to front aspect, radiator, upvc double glazed window to side aspect, stairs rising to first floor landing and gives access to the wc and living room.

Wc

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

Living Room

15' 1" x 11' 9" (4.60m x 3.58m)

Upvc dual aspect double glazed windows to side and front aspect, radiator, under-stairs store cupboard and double doors opening to kitchen/dining room.

Kitchen/Dining Room

15' 1" x 9' 2" (4.60m x 2.79m)

Upvc double glazed window and patio doors opening to rear aspect and further external door to side aspect. A range of wall and floor fitted kitchen units with work surfaces over and tiled splash backs, single bowl sink, space for fridge freezer, plumbing for washing machine, integrated four ring gas hob with extractor hood, dishwasher and double oven.

First Floor Landing

Storage cupboard and giving access to three bedrooms and family bathroom.

Bedroom One

11' 4" x 8' 7" (3.45m x 2.62m)

Upvc double glazed window to front aspect, radiator, built in wardrobe and storage cupboard and gives access to the ensuite.

Ensuite

Suite comprising shower cubical, wc, wash hand basin, heated towel rail and upvc double glazed window to side aspect.

Bedroom Two

10' 2" into recess x 8' 7" (3.10m into recess x 2.62m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Three

9' 4" Into recess x 6' 3" (2.84m Into recess x 1.91m)

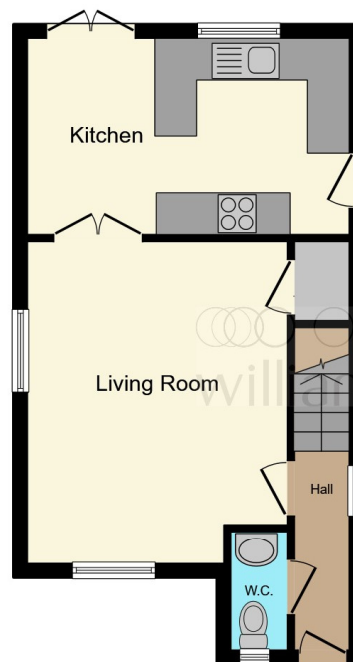
Upvc double glazed window to rear aspect and radiator.

Bathroom

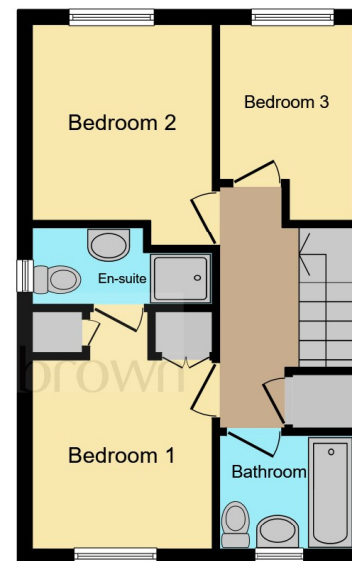
Suite comprising bath with shower over, wash hand basin with mixer tap, heated towel rail. wc and upvc double glazed window to front aspect.

Outside

To the front elevation a driveway can be found with a well-established bush line. This is complemented to the rear by a low maintenance garden mainly laid to lawn with patio space, and access to the garage and shed.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

The Cains, Taverham Norwich

- Detached House
- Three Bedrooms
- Master Ensuite + Family Bathroom
- Kitchen/Dining Room
- Downstairs Wc

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000

directions to this property:

From the W H Brown office in Hellesdon, follow Reepham Road north away from Norwich city, and at the roundabout continue along the Reepham Road and turn left onto Longdale, then left onto Felsham Way and at the mini roundabout take the second exit onto Kingswood Avenue. The Cains is on the left-hand side where the property can be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103140 - 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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