

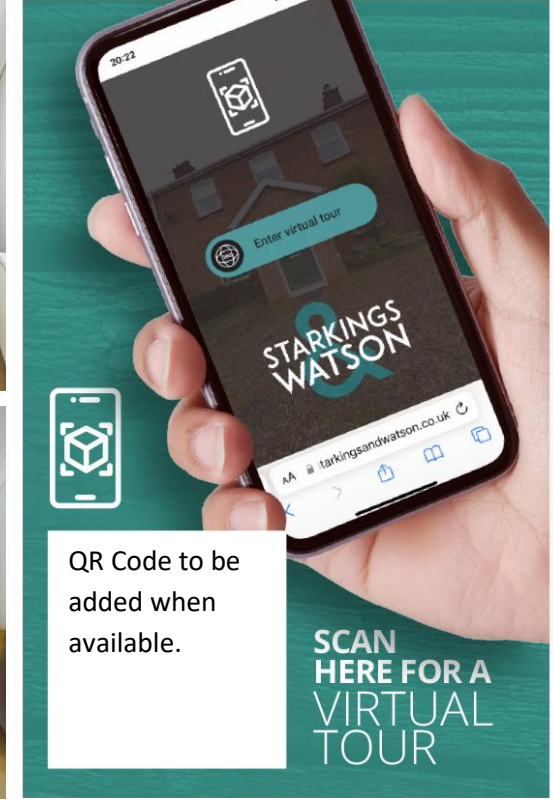
ST. WALSTANS ROAD

Taverham, Norwich NR8 6PQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Detached Family Home
- 18' Sitting Room Into 19' Family Room
- Kitchen/Dining room
- Utility Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Private Rear Garden
- Off Road Parking, Garage & Carport

IN SUMMARY

This DETACHED FAMILY home is GENEROUSLY SIZED inside and out offering the ideal living space for a busy family with the accommodation extending to over 1775 SQ. FT' (stms) internally. The welcoming downstairs accommodation includes an 18' SITTING ROOM leading into the 19' FAMILY ROOM creating a great space for all to enjoy. The OPEN PLAN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES leading into the UTILITY ROOM. There is also an ever desirable HOME OFFICE/STUDY and ground floor CLOAKROOM. The first floor gives access to the family bathroom and FOUR BEDROOMS, with the main benefiting from an EN-SUITE SHOWER ROOM. Externally, there is a PRIVATE, tiered rear garden, CARPORT, GARAGE and AMPLE OFF ROAD PARKING on the driveway.

SETTING THE SCENE

The property is served by a tarmac and block paved driveway, with a shingle section leading under the carport next to the house which in turn leads to the garage. The property itself is set back from the road

and sits adjacent to the opening to another street, helping add to the privacy of this property.

THE GRAND TOUR

As you step inside you will find yourself in the porch entrance, the ideal space to slip off your shoes and coats before venturing onward. The entrance hallway gives access to all of the rooms as well as the stairs and under the stair storage. To your left is the study/home office with a front facing aspect creating a great workspace or potential downstairs bedroom, sitting next to the ground floor two piece cloakroom with tiled flooring and vanity storage. The right hand side of the property gives way to the expansive living accommodation formed of the sitting room and family rooms with French internal doors separating these rooms allowing them to be as open or as separate as you desire, both with carpeted flooring underfoot. The flawlessly presented kitchen/dining room offers ample wall and base mounted storage set around granite work surfaces giving way to the inlet for the range gas hob and oven with extraction above, integrated dishwasher and fridge freezer. Finally on the ground floor, the utility room with granite work surfaces and plumbing for the washing machine and inlet for the tumble dryer, a desirable addition to any family home. The first floor landing gives access directly into each of the four bedrooms as well as the family bathroom, a four piece suite boasting both a bath and shower. The two larger bedrooms are found at the front of the property, with the larger offering built-in wardrobes and an en-suite shower room with a walk-in, rainfall shower. The two



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



smaller bedrooms both sit at the rear of the property overlooking the rear gardens with the slightly smaller of the two also offering a built in wardrobe.

THE GREAT OUTDOORS

Immediately to the rear of the property is a flagstone pathway leading up some steps to the main section of the garden. This space is predominantly laid to lawn with a flagstone patio seating area with a timber fence at the very rear that has planting border and hedges in front of it with brick walls running parallel to one another either side of the garden. The family room, kitchen and garage can all be accessed from the garden.

OUT & ABOUT

The well served village of Taverham offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

FIND US

Postcode : NR8 6PQ

What3Words : ///words.gymnasium.badly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area™

1773.08 ft²
164.72 m²