

WOOD HILL

Taverham, Norwich NR8 6PE

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.

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STARKINGS & WATSON

- No Chain!
- Detached Bungalow with Corner Plot
- 21' Sitting/Dining Room
- Kitchen with Integrated Cooking Appliances
- Three Double Bedrooms
- Manicured Low Maintenance Garden
- Driveway & Garage
- Quiet Cul-De-Sac Location

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW sits pleasantly ELEVATED at the start of a very peaceful and QUIET CUL-DE-SAC - occupying a CORNER PLOT with a wrap around GARDEN. Ready for some minor UPDATING, the property offers an abundance of potential inside and out. Internally the property extends to 908 Sq. ft (stms) incorporating THREE BEDROOMS, an OPEN SITTING/DINING ROOM, family bathroom and KITCHEN leading into the conservatory. Backing onto the LOW-MAINTENANCE REAR GARDEN, there is a DRIVEWAY and GARAGE - suitable for multiple vehicles.

SETTING THE SCENE

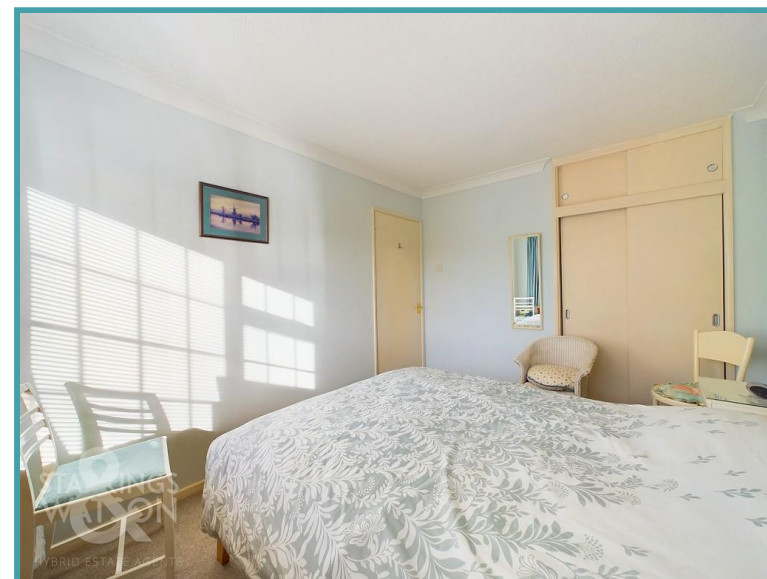
The property sits on an elevated plot sitting on the corner of this road. To your right as you drive up Wood Hill you can find the large driveway leading to the garage and main access door tucked within the shingle and planted garden.

THE GRAND TOUR

Entering via the main front door you will find a T-shape hallway giving access to all rooms within the property and integrated storage in the hallway also. To your left are the two larger bedrooms, both very similarly sized with carpeted flooring overlooking the side gardens of the property with the first benefiting from built in wardrobes. The smaller of the three can be found to the front of the property, with a front facing aspect currently serving as a home office/study. Directly ahead of you as you enter is the kitchen with ample wall and base mounted storage, newly fitted dual ovens and gas hob with extraction above. Within the kitchen there is also a handy breakfast bar, with a dishwasher and plumbing for a washing machine, built in storage and the 2023 installed boiler. Through from here is the brick and uPVC double glazed conservatory with additional storage, plumbing and a water softener with access to the rear garden too. Sitting next door to this room is the bathroom a two piece suite with tiled surround featuring a bathtub and wall mounted shower head with the separate toilet behind found in the room next door creating the potential to open this space up into one room if desired. finally, the sitting/dining room sits towards the front of the property with a dual-aspect setting allowing this room to bask in natural light and giving the occupants a choice of layout thanks to the sizeable floor space.

THE GREAT OUTDOORS

The property sits on a brilliant corner plot with a wrap around garden wonderfully planted with trees and



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colourful plants all within a shingle setting. The rear garden is a well maintained space with flowering planting borders with a flagstone pathway leading up towards a planting section of the garden all laid with slabs leading to the personal door into the garage. The garden also benefits from a timber shed providing useful storage whilst the covered seat provides the ideal spot to enjoy the gardens on offer.

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 6PE

What3Words : ///loopholes.defender.tickles

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:



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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^m
908.58 ft²
84.41 m²

