

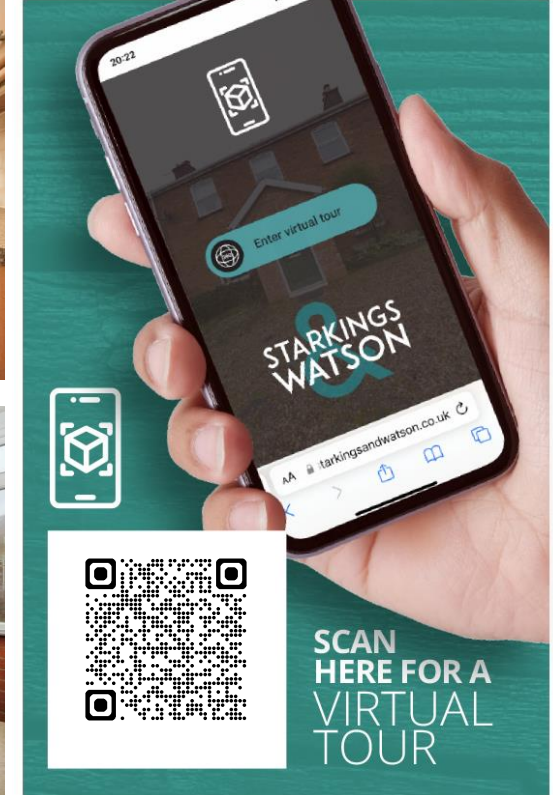
MANOR CHASE

Taverham, Norwich NR8 6UB

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Sought After Development in NR8
- Sitting Room Opening to Study/Snug
- Conservatory/Dining Room
- Bathroom & Cloakroom
- Three Bedrooms
- Lawned Gardens to Rear
- Parking & En-Bloc Garage

NO CHAIN. Featuring a CONSERVATORY and DINING ROOM EXTENSION with CENTRAL HEATING at the rear of this SEMI-DETACHED HOME, there are FRENCH DOORS into the rear gardens and double doors to the main accommodation. Stepping inside from the front door, the ENTRANCE HALL offers BUILT-IN STORAGE and doors into the cloakroom. With a TRADITIONAL LAYOUT, the KITCHEN offers SPACE for WHITE GOODS and integrated cooking appliances, whilst the SITTING ROOM features a BAY WINDOW to front and opening to the STUDY/SNUG. The conservatory/dining room completes the layout. Heading upstairs the landing leads into the FAMILY BATHROOM and THREE BEDROOMS - of which two are DOUBLE in size. Outside, the REAR GARDEN is laid to lawn with timber panel fencing and a pathway leading alongside the property, where there is parking for one vehicle over BRICK-WEAVE. Further parking is provided to the front of the EN-BLOC GARAGE.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 6UB), but to help you...Leave Norwich by way of the A1067 Drayton/Fakenham Road and continue over the Norwich Ring Road, continue past Royal Norwich Golf Club and on towards Drayton.

village centre turn left after the petrol station into Taverham Road, taking the second right hand turn onto Orchard Bank. Follow until the road forks to the left, becoming Shakespeare Way. Turn left into Manor Chase and follow round until the property can be found with our 'For Sale' board to front.

The property is approached by a brick-weave footpath with adjacent shingle around the bay window.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, telephone point, electric fuse box, stairs to first floor landing, built-in storage cupboard, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to front, coved ceiling.

KITCHEN

8' 4" x 7' 5" Max (2.54m x 2.26m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, tiled flooring, uPVC double glazed window to rear, recessed spotlighting.

SITTING ROOM

15' 5" x 9' 3" Max (4.7m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, coved ceiling, opening to:

SNUG/STUDY

8' 4" x 8' (2.54m x 2.44m) Fitted carpet, radiator, coved ceiling, double doors to:



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CONSERVATORY/DINING ROOM

15' 8" x 10' 7" Max (4.78m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed French doors to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, cupboard housing wall mounted gas fired central heating boiler, coved ceiling with loft access hatch, doors to:

BEDROOM

7' 7" x 7' 5" Max (2.31m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

10' 5" x 9' 4" (3.18m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

10' 8" x 9' 5" Max (3.25m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in double wardrobe, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, thermostatically controlled shower and glazed shower screen, tiled walls, tiled flooring, heated towel rail, uPVC obscure double glazed window to front, coved ceiling with recessed spotlights.

OUTSIDE

The French doors on the conservatory/dining room lead to a lawned rear garden, which is enclosed by timber panel fencing with a pathway leading alongside the property to the gate and frontage.

EN BLOC GARAGE

16' 4" x 8' 5" (4.98m x 2.57m) Up and over door to front.

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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STARKINGS & WATSON
 Ground Floor
 Approximate Floor Area
 513 sq. ft
 (47.60 sq. m)

First Floor
 Approximate Floor Area
 363 sq. ft
 (33.80 sq. m)

Approx. Gross Internal Floor Area 876 sq. ft / 81.40 sq. m