

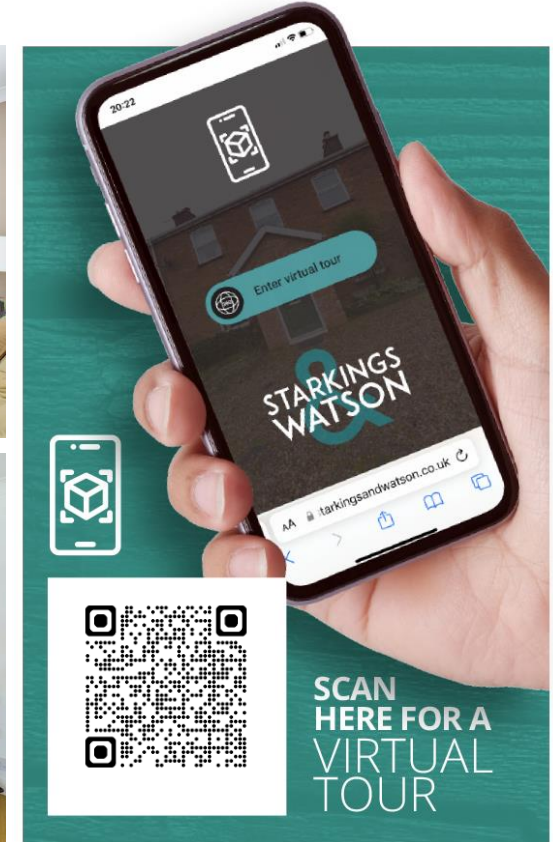
SHAKESPEARE WAY

Taverham, Norwich NR8 6TZ

Freehold | Energy Efficiency Rating : TBC

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

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**STARKINGS
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- No Chain!
- Considerably Extended & Adapted
- Fantastic Decorative Order
- 22' Open Plan Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Garage
- Annexe Potential (stp)

IN SUMMARY

NO CHAIN. This well-established DETACHED FAMILY HOME is pleasantly situated with a TREE LINED REAR ASPECT on the outskirts of Norwich. Considerably EXTENDED over time to create a VERSATILE living accommodation, some 1642 Sq. ft in total can be found within (stms). The ground floor offers a WC, separate sitting room, OPEN PLAN kitchen with INTEGRATED APPLIANCES and a dining room with BREAKFAST BAR, leading into a generous CONSERVATORY and HOME OFFICE - with potential to use this space for an annexe (stp). The first floor has FOUR BEDROOMS, all having use of the family bedroom while the extended main room has use of the EN-SUITE SHOWER ROOM. Externally, ample OFF ROAD PARKING and a brick GARAGE serve the home, with a PRIVATE and ENCLOSED rear garden lined to the rear by mature trees.

SETTING THE SCENE

The property is nestled back from the street with a lawned frontage featuring mature shrubbery and trees to the front. A concrete driveway leads towards the garage with electric vehicle charging capabilities and access to the front door.

THE GRAND TOUR

Stepping inside, the first thing you will notice is the light and airy accommodation ahead of you with wood flooring

running underfoot, stairs to the first floor and a sizeable storage cupboard immediately to your right. Before heading into the rest of the accommodation you can access the ground floor WC to your right which offers fully tiled walls and flooring with vanity storage and wall mounted heated towel rail. Next to the left is the separate sitting room, a carpeted space with large uPVC double glazed window to the front. This cosy room but bright room features an electric feature fireplace and could be opened up into the dining room if an open plan feel is what is preferred. The kitchen and dining room are found as one to the rear of the property with continued wood flooring running underfoot. The kitchen space is the first that you are greeted by with a range of wall and base mounted storage set around wood effect work surfaces with tiled splash backs. The kitchen offers an integrated dishwasher and tall integrated fridge freezer with for a range style oven with extractor fan over whilst to your left the dining space has room for a formal dining table with a kitchen island separating the two areas creating a breakfast bar ideal for family living. Within the dining space, additional storage can be found within the matching wall and base level cupboards. Two sets of French doors lead from both the kitchen and dining areas into the conservatory beyond. The conservatory is fully tiled and creates the ideal second seating area with views into the rear garden for a more relaxing and personal feel with a leafy outlook beyond the garden. To your right, the wall mounted central heating boiler can be found with access into the garage and a door leading to the versatile space that has been created at the very rear of the property currently used as a home office, but could be utilised as a playroom/family room, home gym or a potential ground floor bedroom if wished with the addition of a personal access door leading directly into the garage. The first floor landing was newly carpeted in 2023 and grants access into all living accommodation on the first floor as well as the handy storage cupboard and three piece family bathroom



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which is fully tiled with vaulted ceiling, radiator and frosted glass window. The largest of the bedrooms is a very generous double sized room benefiting from the extension to the side of the property. This room features built in storage and wardrobes and has direct use of the en-suite shower room with vanity sink and separate storage cupboard, radiator and a fully tiled surround and flooring. The second and third bedrooms are found to the left of the property off the landing, both generous double bedrooms with carpeted flooring. The smaller has a front facing aspect, while the larger occupies a rear facing aspect overlooking the garden with a tree lined view behind. This room also benefits from a built in wardrobe, while the smaller off the four bedrooms sits opposite the stairs. This room would make an ideal nursery or study and offers carpeted flooring and views into the rear garden.

THE GREAT OUTDOORS

The garden is fully enclosed on all sides by timber fencing and initially offers a paved patio area ideal for entertaining and alfresco dining. The rest of the garden is predominantly laid to lawn with colourful flowering planting borders surrounding the lawn leading to a shingle border on the right where a large, newly installed shed can be found providing useful storage, with a further feature patio area tucked in the opposite corner providing the perfect spot to enjoy the gardens and peaceful surroundings on offer. The woodland to the rear boundary creates a leafy outlook and adds to the privacy on offer, whilst gated access leads to the front of the property.

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 and Broadland Northway (NDR) within easy reach.

FIND US

Postcode : NT8 6TZ

What3Words : ///shred.sweetener.glare

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

Calculations are based on RICS IPMS 3C standard.

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

Reduced headroom: Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m

1642.57 ft²
152.6 m²

Reduced headroom

15.61 ft²
1.45 m²

