

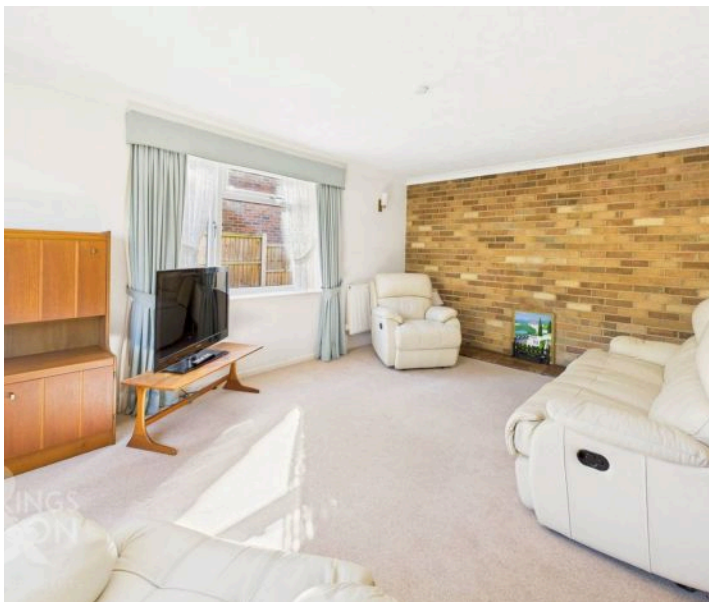


St. Edmunds Road, Taverham - NR8 6PB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## St. Edmunds Road

Taverham, Norwich

NO CHAIN. With a PRIVATE and GENEROUS SOUTH FACING PLOT this DETACHED CHALET HOME offers potential and versatility in abundance. With over 1200 Sq. Ft of living accommodation (stms) including a separate DUAL ASPECT sitting room and TRIPLE ASPECT DINING ROOM with kitchen and separate bathroom and WC all on the ground floor courtesy of a historic extension, the property does lend itself to a further extension potentially if desired whilst still leaving a brilliant garden to the rear. Split over two floors are a total of THREE DOUBLE BEDROOMS with the larger on the first floor giving potential to be split into two rooms both with TREE LINED VIEWS over the rear garden and an en-suite WC to the main room with BUILT IN STORAGE. To the front, a large DRIVEWAY offers OFF ROAD PARKING leading to a DETACHED BRICK FRONTED GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Chalet Style Home
- No Chain
- Mature South Facing Garden
- Over 1200 Sq. Ft Of Living Accommodation (stms)
- Separate Sitting & Dining Rooms
- Three Double Bedrooms Over Two Floors
- Potential To Extend Or Remodel (stms)
- Off Road Parking & Garage

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.

#### SETTING THE SCENE

The property is tucked away from the street with a low level brick wall giving way to mature shrub borders which create privacy and vibrancy to the front of the home where a flagstone driveway allows parking multiple vehicles with swinging iron gates taking you towards further parking and the detached brick garage.



## THE GRAND TOUR

Stepping inside through the main front door you are initially greeted with a long and neutral hallway allowing access to all living accommodation and handy built in storage cupboard towards the end of the hall. On the ground floor two double bedrooms can be found with the first coming immediately to your right with built in wardrobes and large uPVC double glazed window to the front allowing the room to be flooded with natural light while a similarly sized room sits next door again benefiting from all carpeted flooring and uPVC double glazed windows. The large open floor space would easily fit a double bed and additional storage solutions. The first of the main living spaces comes immediately to your left as you enter the home in the form of a generously sized, dual aspect sitting room. The open floor space allows for a choice in arrangement of soft furnishings with natural light flooding the room due to its position. Sitting behind this room to the rear of the home is the kitchen - again with a dual facing aspect and views into the rear garden. This space offers a mixture of wall and base mounted storage units set around tile splashbacks with room for appliances including a freestanding oven and hob with plumbing for a washing machine. At the end of the hallway a two piece family bathroom suite can be found completely tiled through from floor to ceiling with shower head mounted over the bath and separate WC sat just next door with frosted glass window into the garden. From here an open lobby takes you through to a historic extension currently formed of the dining room with a triple facing making the most off the south facing garden allowing this space to be well-lit no matter the time of year.

The main bedroom is a fantastic and open suite, very generous in its size benefiting from built in wardrobes. This room due to its size and layout could potentially be split into two bedrooms, both of which would comfortably accommodate double beds and additional storage with tree lined views to the back of the home.

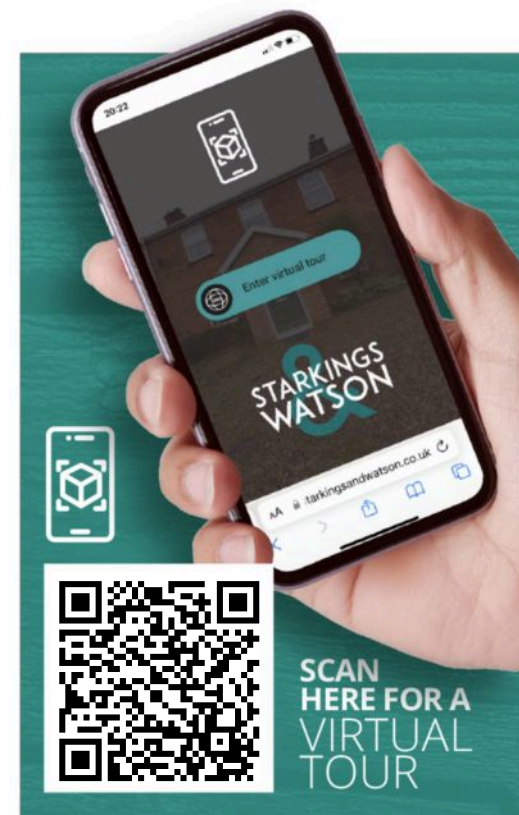
## FIND US

Postcode : NR8 6PB

What3Words : ///chosen.inflamed.evoked

## VIRTUAL TOUR

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







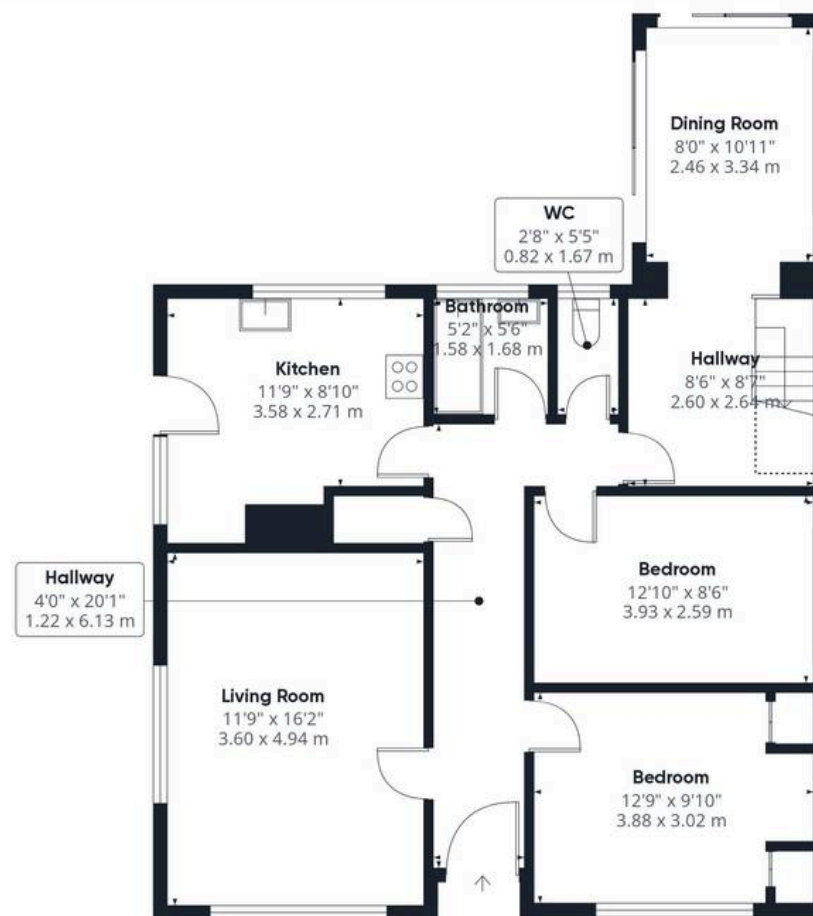




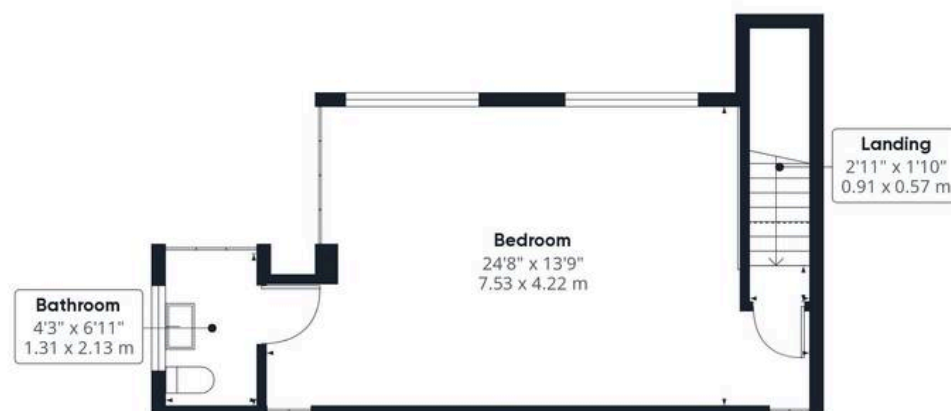
## THE GREAT OUTDOORS

The rear garden reaches up from the rear of the home initially with a flagstone patio seating area perfectly nestled between small trellises with mature shrubs and the exterior of the home across the other side creating a private seating area basking in the sunshine due to its positioning. The rest of the garden has been laid to lawn and fully enclosed to both sides in the rear, tall mature hedges sit to your right hand side with colourful flowering beds at the rear of the home with a tall cathedral of trees at the very rear creating a private and colourful setting.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1203.09 ft<sup>2</sup>  
111.77 m<sup>2</sup>

**Reduced headroom**

13.34 ft<sup>2</sup>  
1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.