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7 DAYS

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NAEA NETWORK

OVER 1000 OFFICES



**TAYWAY, TAYMOR PLACE,
WELNEY,
PE14 9RD**

THE PROPERTY

BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOMED DETACHED HOUSE SITUATED IN A LOVELY LOCATION IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE OF WELNEY * HUGE LOUNGE! * FITTED KITCHEN WITH A WEALTH OF BUILT-IN APPLIANCES * GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDENS TO REAR * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * SOLAR PANELS (OWNED BY THE PROPERTY OWNER) * REALLY MUST BE VIEWED TO BE APPRECIATED * VIEW NOW!

PRICE	£340,000	FREEHOLD	EPC BAND TBA
COUNCIL TAX	BAND D	BOROUGH COUNCIL OF KINGS LYNN AND WEST NORFOLK	REF. NO. M4886

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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THE ACCOMMODATION (Dimensions given are approximate only).

ENTRANCE HALL With stairway off, walk-in cloaks cupboard also housing Solar Panel Controls and oil fired central heating boiler.

LOUNGE/DINER 23'(max) x 20'6"(max) 'L' shaped with double glazed patio doors to rear garden.

FITTED KITCHEN 10'6"(max) x 6'1"(max) With range of wall cupboards, built-in dishwasher, built-in fridge, extractor fan, built-in electric oven, built-in electric hob, electric hob hood, inset 1 ½ bowl single drainer sink unit with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C. With tiled floor, hand washbasin with mixer tap, heated towel rail, low level w.c., medicine cabinet with mirror doors.

FIRST FLOOR

LANDING With access to loft, built-in airing cupboard housing hot water cylinder with immersion heater.

BATHROOM/W.C. With integrated low level w.c., inset hand washbasin with mixer tap and cupboards under, shower/bath with thermostatic shower overhead, heated towel rail, tiled walls.

BEDROOM NO. 1 12'(max) x 9'10"(max) With range of built-in wardrobe/cupboard with blanket cupboards over.

BEDROOM NO. 2 11'7"(max) x 10'(max)

BEDROOM NO. 3 10'4"(max) x 8'5"(max)

BEDROOM NO.4 10'3"(max) x 7'7"

OUTSIDE SECTIONAL STORE. TIMBER STORE SHED.

GARAGE 14'10"(max) x 9'10"(max) With up and over door, power and lighting, cold water tap.

GARDENS Gardens to front laid to lawn with shrubs, borders, beds and a block paved off road multi-vehicle off road parking space which extends along the side of the house. Five bar gate gives useful side access to the attractive enclosed garden to rear which is also laid to lawn with shrubs, mature silver birch trees and concrete patio areas.

N.B. the property has the benefit of Solar Panels within the ownership of the property.

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