



61 St. Walstans Road, Taverham, NR8 6PF

Offers Over £340,000

- NO ONWARDS CHAIN
- OFF ROAD PARKING AND GARAGE
- 6 MILES FROM NORWICH CITY CENTRE
- SOUGHT AFTER RESIDENTIAL AREA
- WELL PRESENTED, BRIGHT ACCOMMODATION
- POPULAR VILLAGE LOCATION
- THREE BEDROOMS
- BEAUTIFULLY MAINTAINED FRONT AND REAR GARDEN

61 St. Walstans Road, Taverham NR8 6PF

NO ONWARD CHAIN Ideally situated within a sought after residential location in the popular village of Taverham, this beautifully presented detached bungalow offers bright and versatile accommodation with off road parking, garage and a delightful rear garden backing onto woodland.



Council Tax Band: C



DESCRIPTION

A fantastic detached bungalow situated within a sought after residential area in the village of Taverham. The property boasts beautifully presented, bright and versatile accommodation with a porch leading to a spacious entrance hall, living room, kitchen, three bedrooms, shower room, seperate cloak room and a conservatory. Externally the property offers a driveway with parking for multiple vehicles and access to the garage, with a delightful and well maintained rear garden which backs onto woodland and enjoys far reaching views to the side.

ACCOMMODATION

FRONT PORCH

uPVC door to front with obscured glass, double glazed window to side with obscured glass.

ENTRANCE HALL

Door to front porch, karndean flooring, radiator, built in storage cupboard.

KITCHEN

Double glazed window to side aspect and double glazed door with obscured glass to side entrance, fitted with a range of wall and base units with worksurface over, inset stainless steel sink and drainer, vinyl flooring, space for gas oven, space and plumbing for washing machine, under counter fridge, radiator, pantry cupboard.

LIVING ROOM

Double glazed window to front aspect, carpet, radiator, electric fire place.

BEDROOM ONE

Double glazed window to front aspect, carpet, built in wardrobes and drawer unit, radiator.

BEDROOM TWO

Double glazed sliding door to conservatory, fitted wardrobe and drawer units, built in cupboard with shelves, carpet, radiator.

CONSERVATORY

Double glazed windows, carpet, radiator, double glazed sliding door to garden.

SHOWER ROOM

Double glazed window with obscured glass to rear

aspect, fitted with three piece suite comprising cubicle with electric Mira shower, WC, vanity unit with wash hand basin, heated towel rail.

CLOAKROOM

Double glazed window to rear aspect, WC, radiator, tiled flooring.

BEDROOM THREE

Double glazed window to rear aspect, built in cupboard with shelves housing water tank, carpet, radiator.

EXTERNAL

To the front of the property is a driveway providing parking for multiple vehicles and access to the single garage which has electric doors, power, light and a door to the rear garden. There is a small and well maintained front garden with a side gate. To the rear the garden is South East facing and beautifully maintained, with paved and lawned areas and borders of established, mature shrubs a shed and a Summer house.

AGENTS NOTE

This property is Freehold.

Mains drainage, electricity and water connected.

Gas fired central heating.

Council tax band: C

This property is sold with 16 PV solar panels.

LOCATION

Located just six miles northwest of Norwich, Taverham is a popular village. The area is well-served by a range of shops, supermarkets, cafes, and pubs, along with highly regarded primary and secondary schools. Taverham benefits from easy access to the A47 and Norwich city centre, ideal for commuters, while also being close to the picturesque River Wensum and numerous walking and cycling routes. Nearby attractions include the Marriott's Way, Taverham Garden Centre, and a choice of golf courses and leisure facilities.



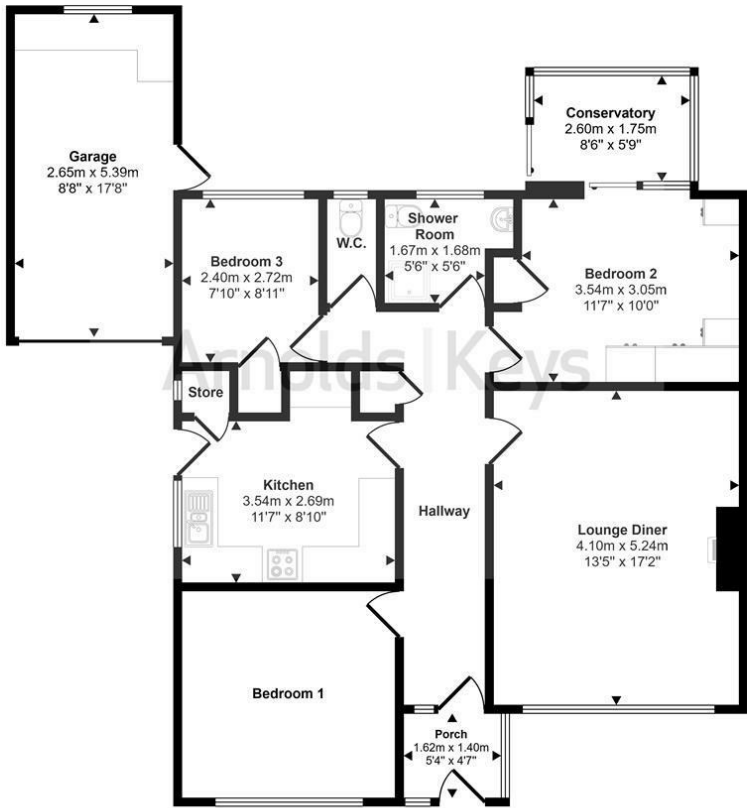
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
107 sq m / 1152 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

