

Argyll Crescent, Taverham, Norwich, NR8 6YY



welcome to

Argyll Crescent, Taverham Norwich

WILLIAM H BROWN ARE PLEASED TO PRESENT THIS WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME with recently renovated kitchen, bathroom and a large entertainment space perfect for a growing family!!













Lounge

24' 2" x 12' 7" max. (7.37m x 3.84m max.) Window to front, gas fire, door to garden room, two radiators and wooden flooring.

Reception Room/ Garden Room

11' 8" \dot{x} 8' 11" (3.56m x 2.72m) Door to the garden, laminated flooring, insulated roof and access to the kitchen;-

Kitchen

15' 9" x 9' 1" max. (4.80m x 2.77m max.) Space for a double oven, space for fridge/ freezer, dishwasher, washing machine, electric hob, mixer taps, single sink, tiled splashbacks, tiled flooring, window to rear, door to the garden and door to the garage.

Cloakroom Window to the front, W/C and vanity unit.

First Floor Landing Bedroom One

12' 1" x 12' 9" (3.68m x 3.89m) Window to front, radiator, carpeted floor and door to ensuite;-

Ensuite

Half tiled walls, mixer tap, walk in shower, single wash hand basin and laminate flooring.

Bedroom Two

 8^{\prime} 9" x 9' 1" max. (2.67m x 2.77m max.) Window to rear, radiator, carpet and loft access.

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m) Window to front, radiator and carpeted flooring.

Bedroom Four

9' 1" x 9' 1" (2.77m x 2.77m) Window to rear, carpeted floor, radiator and a built in cupboard.

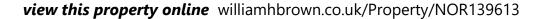
Bathroom



Single wash hand basin, W/C, mixer taps, paneled bath tub with shower over, tiled walls and laminate flooring.

Garage

8' 9" x 17' 10" (2.67m x 5.44m)





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- Immaculately presented family home
- Renovated ensuite, bathroom and kitchen
- Lounge, dining and entertainment space
- Highly sought after cul de sac location
- Enclosed rear garden overlooking woodland

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



view this property online williamhbrown.co.uk/Property/NOR139613

The Property Ombudsman

Property Ref: NOR139613 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property

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