



**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" 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' 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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## Argyll Crescent, Taverham Norwich

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR139613 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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