









# welcome to

# **Shakespeare Way, Taverham Norwich**

AN IMPRESSIVE SPACIOUS AND FLEXIBLE FOUR BEDROOM DETACHED FAMILY HOME nestled in a quiet cul de sac in the heart of one of Norwich's most sought after suburbs. The property was built by Cousins Builders in 1987 and has been owned since new by the present vendor. \*\*Early viewings are recommended!!\*\*













### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

### **Entrance Door**

Into entrance hall with stairs to first floor and radiator.

### Lounge

21' 9" x 10' 7" ( 6.63m x 3.23m ) Double aspect with feature fireplace.

# **Formal Dining Room**

9' 8" x 9' 2" ( 2.95m x 2.79m ) Double doors to rear garden.

### Study

9' 7" x 9' 1" ( 2.92m x 2.77m ) Window to front aspect.

### Kitchen

12' 6" x 8' 10" ( 3.81m x 2.69m )

Fitted range of eye and base level kitchen units, built in hob, built in oven, built in microwave, space for fridge/ freezer, inset sink unit, window and door to rear garden.

### Cloakroom

Wash hand basin and W/C.

# First Floor Landing Bedroom One

11' 9" x 12' 9" ( 3.58m x 3.89m ) Window to front aspect, built in eaves storage cupboards and built in wardrobes.

### **Bedroom Two**

12' 9"  $\times$  10' 7" (  $3.89m \times 3.23m$  ) Window to front aspect and built in storage cupboards.

### **Bedroom Three**

12' 3" x 8' 10" ( 3.73m x 2.69m ) Window to rear aspect.

### **Bedroom Four**

8' 9" x 7' 4" ( 2.67m x 2.24m ) Window to rear aspect.

### **Wet Room**

Open draining shower, wash hand basin, vanity unit, W/C and window to rear aspect.

#### Exterior

The property has low maintenance frontage, the driveway to side leading to the garage with up and over door as well as a personal door.

To the rear, the property has a good sized lawned rear garden with edged beds and paved patio.





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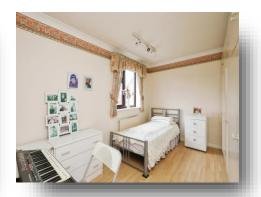
- Impressive four bedroom detached family home
- · Lounge/ dining room and bespoke study
- 16 solar panels
- Garage and driveway
- Sought after cul de sac location

Tenure: Freehold EPC Rating: Awaited

£360,000







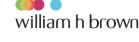


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR140324



Property Ref: NOR140324 - 0003 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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