



Woodlands

Taverham Park Avenue, Taverham, Norwich, Norfolk NR8 6TB

BROWN & CO



Woodlands, Taverham Park Avenue, Taverham, Norwich, Norfolk NR8 6TB

Superior detached house occupying a good plot of land in a fairly private location close to Taverham School. Four bedrooms, two reception rooms, kitchen. Garage.

Ready for immediate occupation.

GUIDE PRICE £650,000



DESCRIPTION

Woodlands comprises a contemporary house, probably built in the late 1960's/early 1970's, being constructed of brick with a pitched main roof and offering well arranged accommodation on two floors with four bedrooms.

The property will be of great interest to a wide variety of buyers looking to acquire a fine family home with flexible accommodation and with scope to alter/extend and indeed enlarge, subject to the necessary planning permission being forthcoming.

The existing layout works well, with a wide entrance hall providing access to the sitting room, dining room/study, cloakroom and kitchen/breakfast room on the ground floor, with the landing area giving access to all the bedroom accommodation.

Outside, the garage is more than adequate for a property of this size and type with space for a single vehicle and general storage.

The house is approached from Taverham Park Avenue with drive leading up to the front of the property and the garage.

The grounds surround the property and are mainly laid to lawn with flower borders and a spinney is also included to provide screening from the road.

The property has been well maintained over many years and is ready for immediate occupation.

LOCATION

Situated at the far end of Taverham Park Avenue and within easy reach of the centre of the village and communication routes, with access to Norwich and Fakenham and easy access to the northern distributor route.

This is an excellent opportunity to live tucked away in a fairly private location yet within easy reach of communication routes.

DIRECTIONS

Proceed out of Norwich on the Fakenham Road and continue to Taverham. Turn left at the garage in the centre of the village and proceed to the mini roundabout. Continue straight over into Taverham Park Avenue and the property will be seen at the far end on the right hand side.

AGENT'S NOTES:

- (1) Please note that further details regarding rights of way are available with the vendor's agents.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

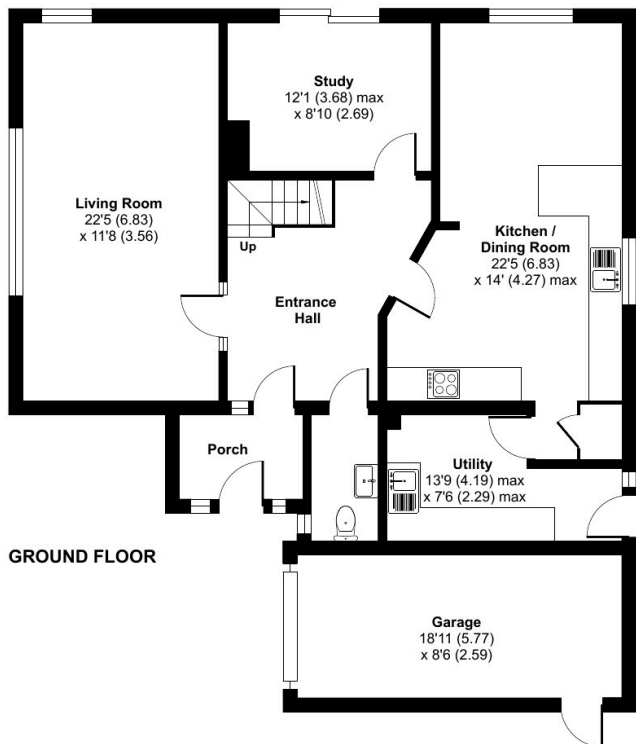




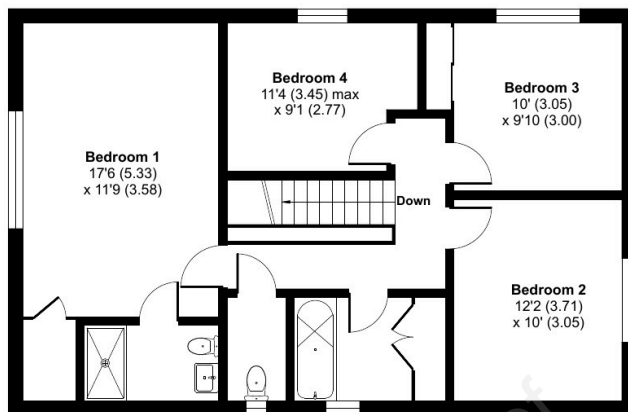
Taverham Park Avenue, Taverham, Norwich, NR8

Approximate Area = 1805 sq ft / 167.6 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1969 sq ft / 182.8 sq m

For identification only - Not to scale



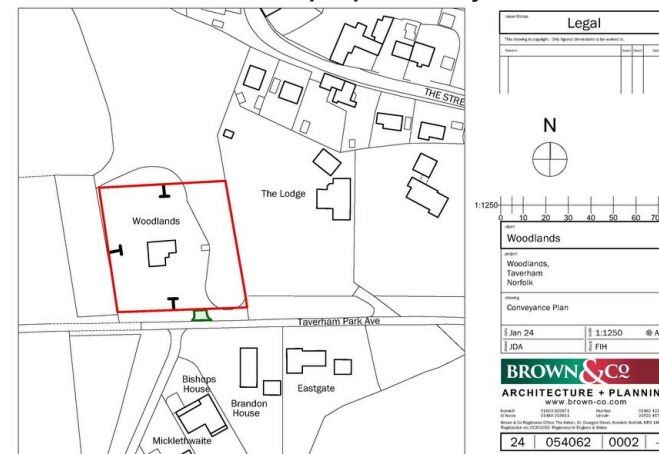
GROUND FLOOR



FIRST FLOOR



Plan for identification purposes only - not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1078948

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