



Withy Way, Taverham Norwich NR8 6YB

welcome to

Withy Way, Taverham Norwich

This is a stunning 4 bedroom detached house set on the edge of Thorpe Marriott. The property has been updated throughout to include a refitted kitchen, refitted en-suite and enjoys a large kitchen/dining room. The property has gas CH, double glazing, parking, attractive gardens and a garage.



Entrance Hall

Front door opening into hallway with radiator, telephone point, stairs to first floor, door to garage.

Lounge

16' 6" Max x 11' 10" (5.03m Max x 3.61m)

Double glazed bay window to the front aspect, radiator, wood effect floor, TV point.

Refitted Kitchen/ Dining Room

24' 2" x 9' 7" (7.37m x 2.92m)

Re-fitted with a range of wall and base level units, stainless steel sink and drainer, range cooker with 5 ring gas hob and 2 electric ovens and grill, integral Bosch dishwasher, Samsung American fridge freezer with water and ice facilities, wood effect floor, TV point, spotlight, double fully hinged doors opening to outside patio area, double glazed door to side.

Cloakroom

Refitted with suite comprising low level WC, wash hand basin with tiled splashback and storage under, radiator, tiled floor and double glazed window.

First Floor Landing

Loft access, double glazed window, airing cupboard, radiator, doors to bedrooms and bathroom.

Bedroom 1

15' 10" max x 10' 7" (4.83m max x 3.23m)

Three double glazed windows to the front aspect, radiator, TV point, recess for wardrobe.

Refitted En-Suite

Refitted with a suite comprising large corner shower cubical, low level WC, wash hand basin with storage below and tiled splashback, heated towel rail, spotlights. extractor fan and double glazed window to the front aspect.

Bedroom 2

10' x 8' 8" (3.05m x 2.64m)

Double glazed window to the rear aspect, radiator, fitted wardrobe, TV point.

Bedroom 3

10' x 8' 3" (3.05m x 2.51m)

Double glazed window to the rear aspect, radiator, TV point.

Bedroom 4

10' x 6' 11" (3.05m x 2.11m)

Double glazed window to the rear aspect, radiator, TV point.

Bathroom

Fitted with a suite comprising bath, low level WC, wash and basin with tiled splashback, radiator and double glazed window to the side aspect.

Outside

To the front of the property is a driveway providing off road parking leading to an integral garage with electric insulated roller door opening to the single garage. The garage has the combi boiler, power and lighting with door to the hallway. The front garden has a large rockery with a mixture of plants and shrubs. There is access either side of the property. The rear garden is laid to lawn with 2 large patio terraces, raised borders with a mixture of established plants and shrubs. There is a shed to the side of the property and an outside tap.

Agents Note

Under the terms of the Estate Agents Act 1979 we must inform you that the seller of this property is an employee of Sequence (UK) Limited. If you have any concerns about this please contact us.



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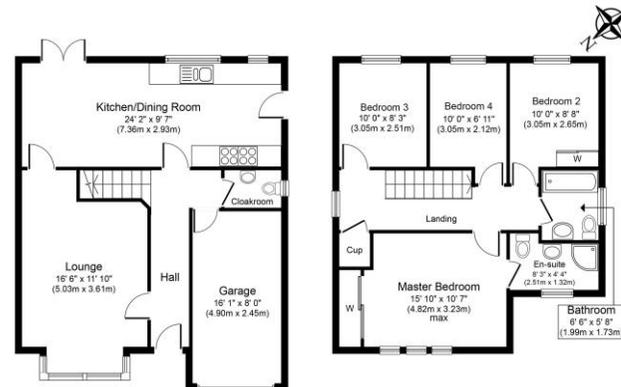
Withy Way, Taverham Norwich

- Superb 4 bedroom detached house
- 24ft long open plan Kitchen/Dining Room
- Refitted En-suite & Kitchen
- Off road parking and garage with electric door
- Set on the edge of Thorpe Marriott

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Ground Floor
Approximate Floor Area
549 sq. ft.
(51.0 sq. m.)

First Floor
Approximate Floor Area
603 sq. ft.
(56.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM102747 - 0011

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