

FREEHOLD



Chalet - Detached

ST. EDMUNDS ROAD, TAVERHAM, NORWICH, NR8 6BP

Offers in Excess of

£380,000

FEATURES

- Detached
- South Facing Garden
- Private Gardens
- Two Receptions
- No Chain
- Three Bedrooms
- Light and Airy
- Detached Garage
- Double Bedrooms
- Sought After Location.



Three bedroom detached located in Taverham

Description

This three bedroom detached chalet style property with a South facing garden, is situated in the heart of Old Taverham, close to amenities and facilities and offered to the market with no onward chain. The property is light and spacious throughout and the principal bedroom on the first floor spans 25 feet long with an en-suite W.C that could be made into a full shower room (subject to the necessary regulations) with stunning views. On the ground floor are two further double bedrooms, a kitchen/breakfast room, sitting room, bathroom with separate W.C, reception lobby, with stairs to the first floor, which in turn leads to the dining room with sliding doors to the side and rear which has a raised balcony. There is a detached garage and gated driveway which offers parking for several vehicles. There is also a small garden to the front. Situated in Taverham with good access to well regarded schooling, health centres, local shopping and convenience stores to name a few. There are also regular public transport links and the Northern and Southern Bypass' are a short drive away.

Entrance Hall

Radiator, cupboard and doors to:

Sitting Room

16'4" x 11'10"

Radiator, window to side and window to front aspect.

Kitchen/Breakfast Room

11'3" x 11'8"

Fitted with a range of base and wall units, spaces for a washing machine,

oven and fridge, sink and drainer, wall mounted boiler, tiled splash backs, window to rear and side and door to side.

Reception Lobby

8'7" x 8'9"

Stairs to first floor and opening to:

Dining Room

11'1" x 8'1"

Sliding doors to the rear where there is a balcony and sliding doors to the side.

Bedroom

12'11" x 9'11"

With built in storage, radiator and window to front.

Bedroom

13'6" x 8'6"

Radiator, window to side.

Bathroom

Bath and wash hand basin, window to rear.

W.C

Low level W.C and window to the rear.

First Floor

Master Bedroom

25' x 14'1"

With eaves storage and wardrobes, two windows to the rear, door to:

En Suite W.C

Fitted with a wash hand basin and low level W.C, storage cupboard and window to side.

Rear Gardens

The rear gardens are South facing and mainly laid to lawn with a raised patio area that steps down onto the lawn. There are a variety of plants, flowers and shrubs and mature trees dotted along the rear boundary which offer privacy and shade from the hot sun in the summer months. There is a large greenhouse and the gardens are fully enclosed.

Garage

With up and over door to the front, power and light.

Front

There is a small lawned garden to the front with plants and shrubs. The driveway offers parking for several cars and there are gates to the rear parking that leads up to the garage.





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Council Tax Band
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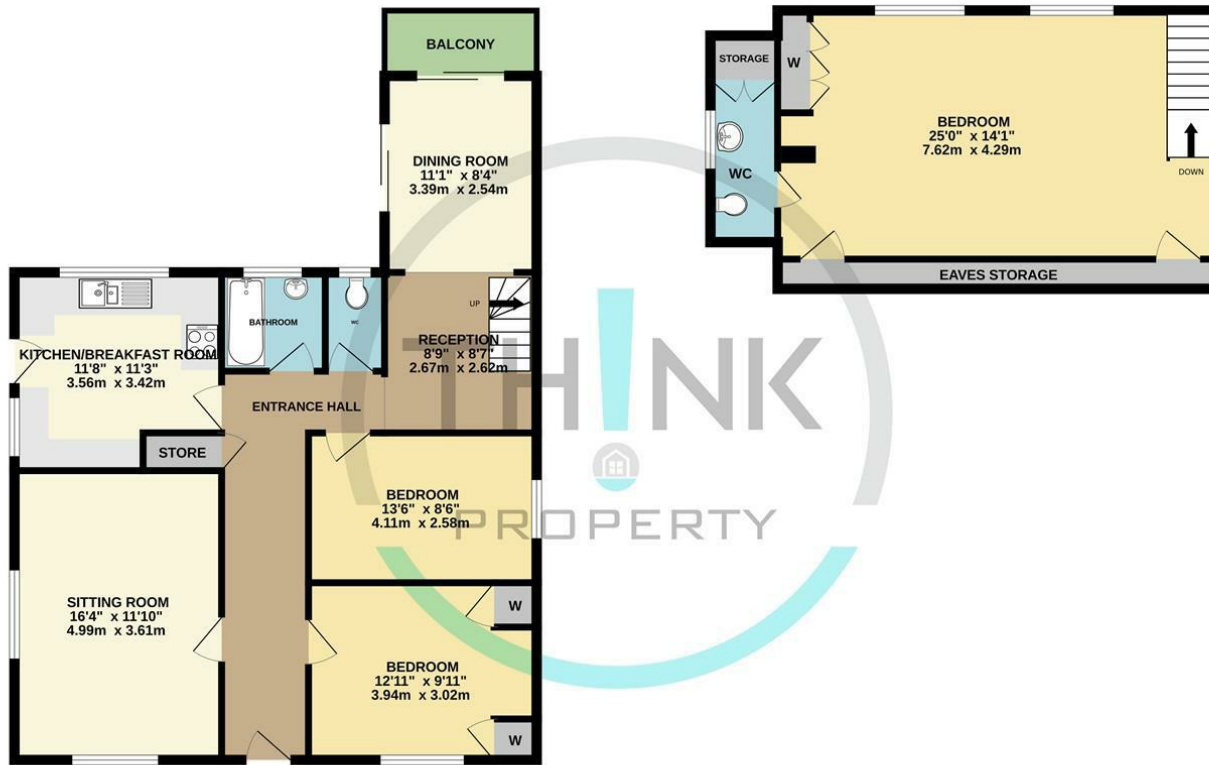
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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