



FREEHOLD

House - Semi-Detached

BROADGATE, TAVERHAM, NR8 6GH

Price Guide
£370,000

FEATURES

- Four Bedrooms
- Backs onto Green
- Immaculate
- Generous Master Bed
- Walk in Wardrobe
- Semi Detached
- Garage
- Beautiful Gardens
- En-Suite
- Edge of Development



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4 Bedroom House - Semi-Detached located in Taverham

Description

****GUIDE PRICE £370,000- £380,000**** Deceptively spacious four bedroom semi detached house nestled at the end of a cul de sac, on the edge of the development, backing on to green open space. The home is immaculately presented and benefits from a modern fitted kitchen/breakfast room with utility and replaced bathrooms suites throughout. The rear gardens have been landscaped with low maintenance and privacy in mind and make for an ideal haven to escape in after a long day at work. You can see clearly that this is a great home for entertaining and hosting. The boiler was replaced in 2023 and the home is fully double glazed. There is also a driveway and an integral garage. Downstairs comprises an entrance hall, W.C, sitting room with opening to dining room, which has double doors to the rear, and a kitchen/breakfast room with utility area. There is wooden effect flooring from the entrance hall through to the dining room and all of the rooms downstairs have skimmed ceilings and the majority of the upstairs rooms do too. Three of the bedrooms would take a double bed and the master bedroom is very generous in size and benefits from having an en-suite shower room and a walk in wardrobe. Located in Taverham, popular with all ages and with an abundance of amenities and facilities, well regarded schooling and with good access to main artillery roads which in turn give access to all main road links out of Norwich and Norfolk.

Entrance Hall

With wooden effect flooring, stairs to the first floor and doors to the W.C and sitting room.

W.C

With low level W.C, sink in vanity unit, Travertine tiled flooring and splash backs, heated towel rail and window to the side.

Sitting Room

13'10" x 12'5"

Wooden effect flooring, radiator, window to front and opening to:

Dining Room

11'2" x 7'6"

With wooden effect flooring, radiator, double doors to the rear and door to:

Kitchen/Breakfast Room

21'1" x 11'4"

Fitted with a range of base and wall units, inset double oven, electric hob with extractor over, sink and drainer, built in dishwasher, space for fridge, cupboard under stairs, window to rear, opening to utility area which has spaces for a washing machine and a tumble dryer, window to rear and door to side.

FIRST FLOOR

Landing

Airing cupboard, doors to:

Master Bedroom

15'1" x 12'6"

Radiator, walk in wardrobe, window to front and door to:

En Suite Shower Room

Fitted with a corner shower, low level W.C and wash hand basin, heated towel rail and window to the rear.

Bedroom

11'2" x 8'10"

Radiator and window to the rear.

Bedroom

12'10" x 12'5"

Radiator and window to the front aspect.

Bedroom

9'5" x 7'3"

Built in cupboard, radiator and window to the front.

Family Bathroom

Panelled bath with shower over, low level W.C, wash hand basin, tiled splash backs, tiled flooring, heated towel rail and window to the rear.

Rear Garden

The rear garden is mainly laid to artificial lawn with a raised decking area. There is a summer house and the garden is fully enclosed with panelled fencing and there is a side access gate to the front. The gardens are private and benefit from having open green space behind as opposed to houses.

Garage

With up and over door, power and light, personal door to the side.





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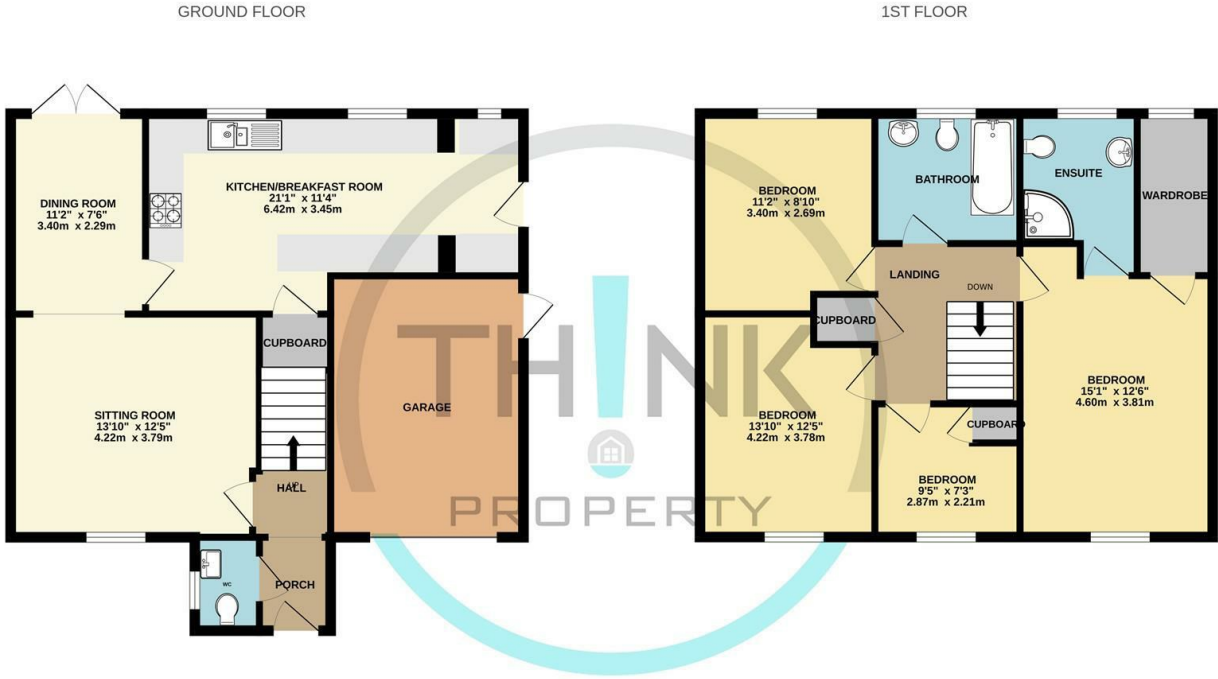
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B		75	
(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.

