



House - Detached

# 8 SHELLEY DRIVE, TAVERHAM, NR8 6PH

Price Guide

# £300,000

FREEHOLD

## FEATURES

- Detached House
- Three Double Bedrooms
- Front and Rear Gardens
- Cul-de-sac location
- Cloakroom and Family Bathroom
- Garage and Driveway
- No Onward Chain
- Double Glazing Throughout



# 3 Bedroom House - Detached located in Taverham

## Description

This three double bedroom detached house is a must view for any family looking for their next home in a cul de sac location in the most popular suburb of Taverham. This home offers Entrance Hall, Cloakroom, 21ft Lounge, Dining Room and Kitchen all to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. The property also benefits from front and rear gardens, driveway and a single garage as well as Gas central heating and double glazing throughout. No onward chain call now to view 01603 338433. Price Guide £300,000-£325,000.

## Entrance Hall

Entrance door, window to front, door to lounge, radiator, door to cloakroom, and stairs to first floor.

## Cloakroom

Two piece suite comprising low level WC, hand wash basin, radiator and window to side.

## Lounge

21'3 x 11'0

Radiator x 2, door to kitchen, fireplace surround, under stairs storage cupboard, window to rear, coving, and opening to dining room.

## Dining Room

9'4 x 9'10

Radiator, coving and french style double doors opening out onto patio and rear garden.

## Kitchen/Breakfast Room

9'11 x 11'6

Fitted with a range of wall, base, and drawer units with worktops over, electric oven and hob with extractor over, sink, bay window to front, radiator, serving hatch to dining room, coving, wall mounted boiler, and PVC door to side.

## First Floor Landing

Radiator, window to side, coving, doors to all rooms. loft access, and airing cupboard housing hot water tank.

## Principal Bedroom

13'2 x 9'0

Coving, window to rear, and radiator.

## Bedroom Two

12'10 x 10'0

Coving, window to rear, and radiator.

## Bedroom Three

7'8 x 11'2

Coving, window to front, and radiator.

## Bathroom

Three piece suite comprising of panel bath with shower over, low level WC, pedestal hand wash basin, fully tiled walls, coving, radiator, and window to front.

## Outside

The property is approached by a driveway providing off road parking and leading to a single garage with up and over door power and light. There is also a front garden which has a shingle area to provide additional off road parking space and laid to the lawn with side access path. To the rear the property is made up of a patio area with raised terrace and lawn enclosed by a picket fence. The garden is enclosed by timber fencing.



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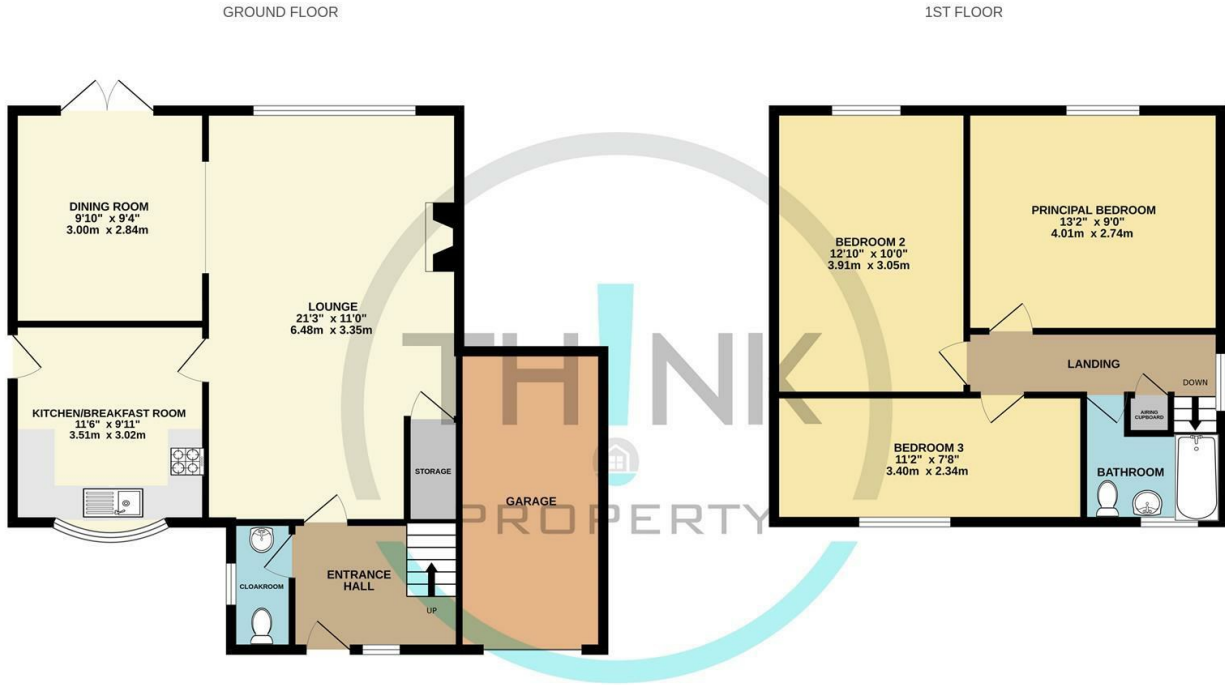
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Council Tax Band

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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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">85</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; border-radius: 50%; padding: 2px;">61</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

