

FREEHOLD



House - End Terrace

52 THE DROVE, TAVERHAM, NR8 6FT

Price Guide

£290,000

FEATURES

- End Terrace House
- Entrance Hall
- Lounge and Kitchen/Diner
- Cloakroom and seperate Shower Room
- 3/4 Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Off Road parking for upto 4 cars



4 Bedroom House - End Terrace located in Taverham

Price Guide £290,000-£300,000. This extended 3/4 bedroom end of terrace situated in cul-de-sac location is a must view for anyone looking for versatile living space. The property offers entrance hall, downstairs cloakroom, lounge, kitchen/diner, utility room, shower room and additional sitting room/bedroom 4 all to the ground floor. To the first floor there are 3 bedrooms and a family bathroom. Outside the property there is a driveway providing off road parking for up to 4 cars and an enclosed rear garden. Call now to book a viewing on 01603 338433.

Entrance Hall

Entrance door, stairs to the first floor, radiator, window to side and doors to cloakroom and lounge.

Cloakroom

Fitted with a two piece suite comprising of wc and hand wash basin, radiator and window to the front.

Lounge

11'11"x 14'1"

With window to front, understairs cupboard, 2 Radiators, coving, door to kitchen/diner.

Kitchen/ Diner

15'2"x 8'7"

Wall, base and drawer units, work top over, butler sink, tiled splash back, electric oven with gas hob and extractor over, space for fridge freezer and dishwasher, double doors to the garden, window to rear, door to utility.

Utility Room

6'1"x 4'11"

Door to side, space for washing machine and tumble dryer, window to side, radiator, door to shower room, door to sitting room/ bedroom 4

Sitting Room/ Bedroom 4

8'7"x 7'10"

Window to side and rear, radiator, coving.

Shower Room

Part tiled walls, shower cubicle with wash basin, coving, heated towel rail, window to front.

Landing

Airing cupboard, doors to all rooms, loft access, window to side.

Bedroom 1

8'9"x 12'8"

Window to rear, radiator

Bedroom 2

8'5"x 10'4"

Window to front, radiator

Bedroom 3

6'2" x 7'11"

Window to rear, radiator

Bathroom

3 Piece suite comprising with bath, shower over, W/C, hand wash basin, part tiled walls, window to front, radiator.

Outside

The property is approached by a driveway providing off road parking for up to 4 cars with shrubs. There is a paved side access path leading to the rear garden which is south facing, with a patio area and is mainly laid to lawn with shrub border and enclosed by timber fencing and an outside tap.

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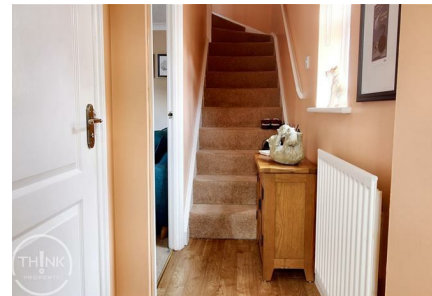
Sitting Room/ Bedroom 4

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Window to side and rear, radiator, coving.

Shower Room

Part tiled walls, shower cubicle with wash basin, coving, heated towel rail, window to front.





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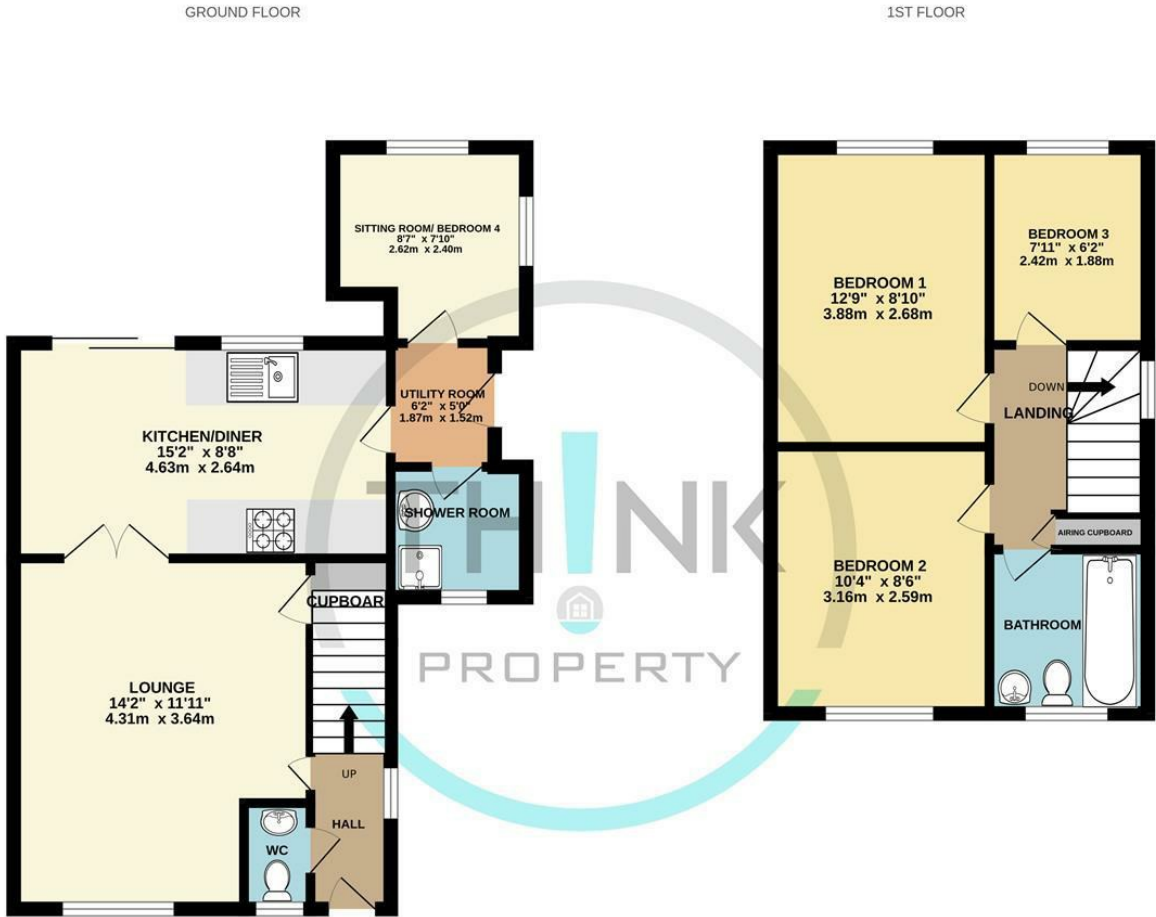
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<https://www.thinkproperty.ltd/>

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) A			
(81-91) B			
(69-80) C		70	82
(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.

