

FREEHOLD

House - Semi-Detached

KINGSWOOD AVENUE, TAVERHAM

Price Guide

£280,000

FEATURES

- No Onward Chain
- Extended For a Further Reception Room
- Generous Lounge
- Low Maintenance & Private Rear Garden
- Three Bedrooms
- Modern Fitted Kitchen
- Downstairs W/C
- Driveway & Garage



3 Bedroom House - Semi-Detached located in Taverham

Positioned on Kingswood Avenue in Taverham, this beautifully presented three-bedroom extended semi-detached house offers a perfect blend of modern living and comfort. The property is designed to be bright and airy, making it an inviting home for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom. The generous lounge provides ample space for relaxation and entertainment, while the modern fitted kitchen, complete with appliances, is a delight for any home cook.

Adjacent to the kitchen is a further reception room, currently utilised as a dining room, which enhances the home's versatility.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat, along with a family bathroom that caters to the needs of the household.

Externally, the property boasts a driveway at the front, providing off-road parking and leading to a garage. The private and enclosed rear garden is a true highlight, featuring a paved seating terrace, artificial grass for low maintenance, and access to two storage sheds, perfect for garden tools or outdoor equipment.

Offered with no onward chain, this delightful home is ready for you to move in and make it your own. With its modern features and convenient location, this property is an excellent opportunity for those seeking a comfortable and stylish living space in Taverham.

Entrance Hall

Vinyl flooring, radiator, stairs to first floor, door to lounge and cloakroom.

Cloakroom

Vinyl flooring, low level W/C, wall mounted wash basin, obscured double glazed window to front, radiator.

Lounge

23'11" max x 11'11"

Fitted carpet, radiator x2, double glazed window to front, storage cupboard, gas fireplace, doors to dining room, opening to kitchen.

Kitchen

10'0" x 7'1"

Vinyl flooring, range of fitted base and wall units with work surfaces over, integrated oven hob and extractor hood, integrated dishwasher, integrated wash machine, integrated fridge, double glazed window to rear.

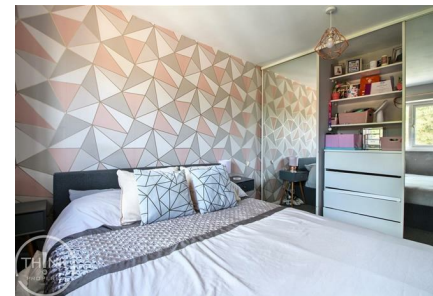
Dining Room

11'10" x 6'9"

Wood flooring, radiator, double glazed window to rear, door to garden.

Landing

Fitted carpet, doors to rooms, double glazed window to side.





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Bedroom One

9'8" x 8'6"

Fitted carpet, radiator, double glazed window to rear, built in wardrobe.

Bedroom Two

11'10" x 8'4"

Fitted carpet, radiator, double glazed window to front, access to loft.

Bedroom Three

9'0" x 6'7"

Fitted carpet, radiator, double glazed window to front.

Bathroom

Vinyl flooring, low level W/C, pedestal wash basin, panelled bath, tiled splash backs, radiator, obscured double glazed window to rear.

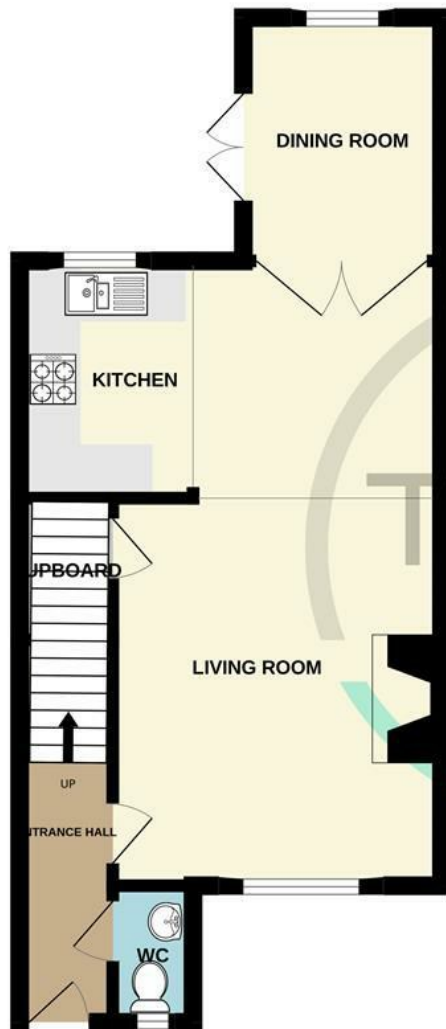
Outside

To the front is a hard standing driveway leading down the side of the house to the garage.

The rear garden is private, enclosed and low maintenance with artificial grass, a hard standing seating area and two brick sheds.



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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
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.

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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