

FREEHOLD



House - Detached

NIGHTINGALE DRIVE, TAVERHAM

Price Guide

£375,000

FEATURES

- £375,000 - £400,000
- Four Bedroom Detached Family Home
- Two Reception rooms
- Kitchen/Breakfast Room & Utility
- Generous Bedrooms
- Downstairs Cloakroom
- Driveway & Tandem Length Garage
- Stunning Rear garden
- Backing Onto Woodland
- Located Close to Local Schools



4 Bedroom House - Detached located in Taverham

Nestled on Nightingale Drive in the charming area of Taverham, this delightful four-bedroom detached house is a true gem, having been lovingly maintained by its sole owner since 1972. The property boasts a thoughtful design that caters to modern family living while retaining its classic charm.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, perfect for relaxation. The ground floor also features a convenient cloakroom and a spacious kitchen/breakfast room, ideal for family meals and entertaining. An extension to the original dining room has created a study area, providing ample space for various activities

The utility room, complete with a pantry, offers practical storage solutions and direct access to the garage, enhancing the functionality of the home. Ascending to the spacious landing, you will find four generous bedrooms, each equipped with storage, ensuring that space is never an issue. These rooms are serviced by a well-appointed family bathroom.

The exterior of the property is equally impressive, with a driveway that accommodates parking for two vehicles, leading to a tandem-length garage. The front garden is beautifully lawned, providing an attractive entrance to the home. The substantial rear garden is a true sanctuary, offering privacy and tranquillity, with a lush lawn complemented by a variety of mature plants, trees, and shrubs. Timber fencing and a shed at the rear back onto serene woodland, creating a peaceful retreat.

While the home may benefit from some modernisation, it has been kept in immaculate condition and has been a cherished family residence. This property presents a wonderful opportunity for those looking to create their dream home in a sought-after location close to local schooling and amenities.

Entrance Hall

Fitted carpet, radiator, stairs to first floor, doors to lounge, kitchen/breakfast room, cloakroom, understairs cupboard.

Cloakroom

Vinyl flooring, low level WC, vanity sink unit with storage, radiator, tiled splashback, obscured double glazed window to front aspect.

Lounge

16'7" x 13'3"

Fitted carpet, radiator x2, double glazed window to front aspect.

Kitchen/ Breakfast Room

12'9" x 9'9"

Fitted with a range of base and wall units, rolled edge worksurfaces over, space for free standing cooker, integrated extractor hood, stainless steel sink draining unit, radiator, tiled splashbacks, double glazed window to rear aspect, opening to utility room, reception two.

Reception Two

20'11" x 9'6"

Fitted carpet, radiator x2, double glazed window to rear aspect, sliding doors to rear garden.

Utility Room

8'5" (max) x 6'11"

Plumbing and space for washing machine and dishwasher, space for freestanding fridge/ freezer and tumble dryer, door to pantry, integrated garage and rear garden, double glazed window to rear aspect.

Landing

Fitted carpet, doors to all bedrooms, airing cupboard, double glazed window to side aspect, access to loft space.





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Bedroom One

12'7" x 9'2"

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

Bedroom Two

12'10" x 9'2"

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

Bedroom Three

8'5" x 7'8"

Fitted carpet, radiator, double glazed window to rear aspect, built in wardrobes with sliding mirror doors.

Bedroom Four

9'4" x 10'4" (max)

Fitted carpet, radiator, double glazed window to front aspect, over stair storage cupboard.

Bathroom

Vinyl flooring, panelled bath with shower attachment, low level WC, pedestal wash basin, heated towel rail, part tiled walls, shaver point, obscure double glazed window to side aspect.

Outside

To the front is a hard standing driveway leading to the integrated tandem length garage, a lawned area with a range of mature plants, trees and shrubs.

To the rear is a generous garden, mainly laid to lawn with a paved seating terrace, a range of mature plants, trees and shrubs, railway sleepers, fencing to the rear backing on to woodland and has a timber frame storage shed.



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Council Tax Band

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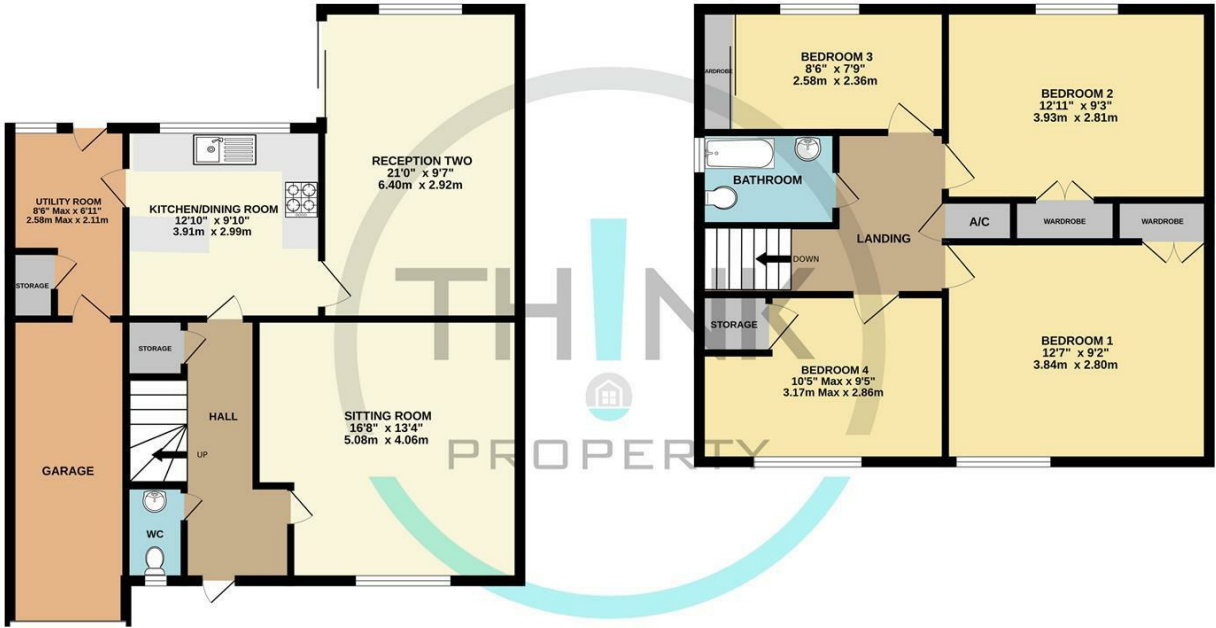
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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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