

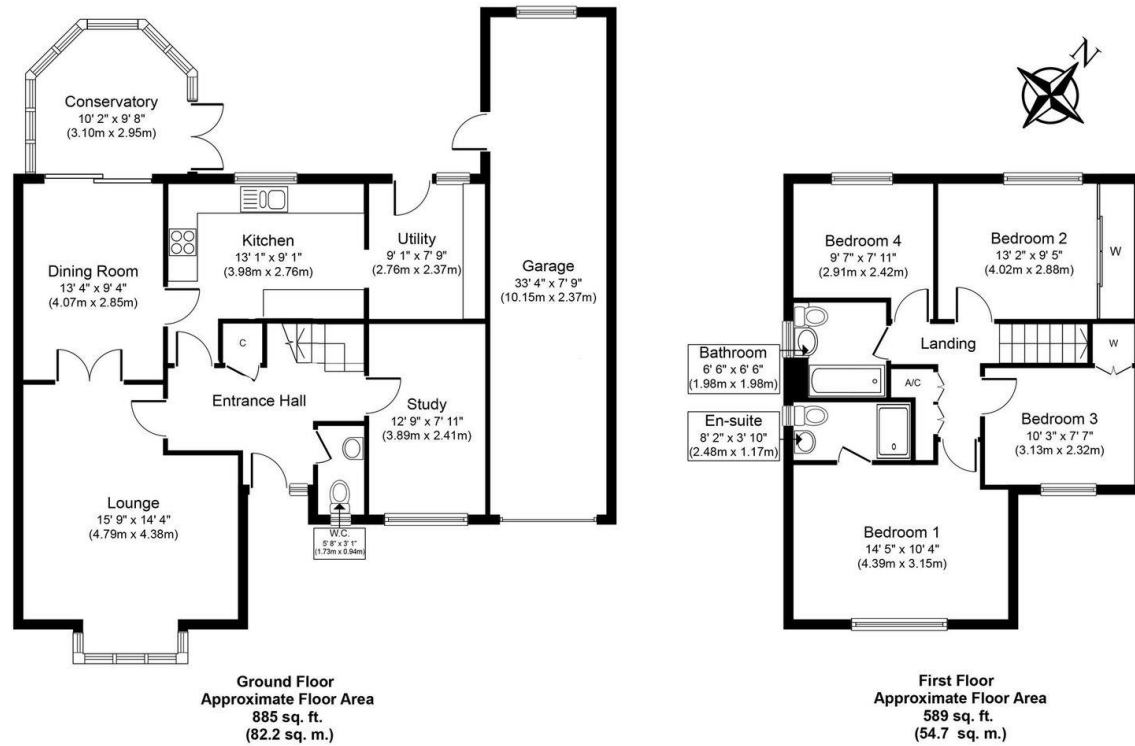


ICONIC
ESTATE AGENTS

Kingswood Court, Taverham
£460,000 Freehold



- Executive Detached Family Home
- Entrance Hallway With Cloakroom
- Four Bedrooms & Master En-Suite
- Fitted Kitchen Plus Utility Room
- Generous Bay Fronted Lounge
- Dining Room & Conservatory
- Study/Bedroom Five
- Family Bathroom Suite
- Mature Enclosed Rear Garden
- Driveway Offering Ample Off Road Parking
- Tandem Length Garage
- EPC Rating C / Council Tax Band E



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Description

Iconic are pleased to bring to the market this attractive family home located in a popular quiet cul-de-sac and offering over 1400 square foot of accommodation.

The full accommodation comprises; entrance hallway, with stairs which rise to the first floor, a door which leads to the downstairs cloakroom and a further door which give access to the majority of the principal ground floor rooms. The sitting room is generous in size with French doors leading to the dining room and a bay window to the front aspect. The dining room is a good space with doorway to the kitchen and a sliding door to the conservatory. The kitchen is fitted with a range of wall and base units with roll top work surfaces over and ample space for appliances. There is also a door leading to the utility room which also offer further storage and a door which leads to the rear garden. Additionally, to the ground floor there is a study which could also be utilised as a fifth bedroom.

To the first floor there are four bedrooms and a family bathroom all situated off the landing. The principal bedroom benefits from an en-suite shower room and furthermore, bedrooms two and three also have built in wardrobes. There is also a family bathroom which offers a modern three piece suite with panel bath, low level WC and a hand wash basin with vanity unit beneath.

Outside

Outside to the rear there is a beautiful mature garden which is mainly laid to lawn and enclosed by a range of timber fencing and hedging.

There is also a brick weave pathway and patio area along with raised decking, perfect for warm summer evenings. To the front aspect there is a generous driveway which provides off road parking and leads to the tandem garage. The tandem garage measures in excess of 33' and is perfect for further conversion to a home office space or gym (stp).

Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include Wensum Valley Hotel, Golf and Country Club, Taverham Mill Nature Reserve which is a haven for anglers, walkers and nature lovers, a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools including Langley Preparatory School in the area. There is also a regular bus route through the village.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax E

Tenure

Freehold

