

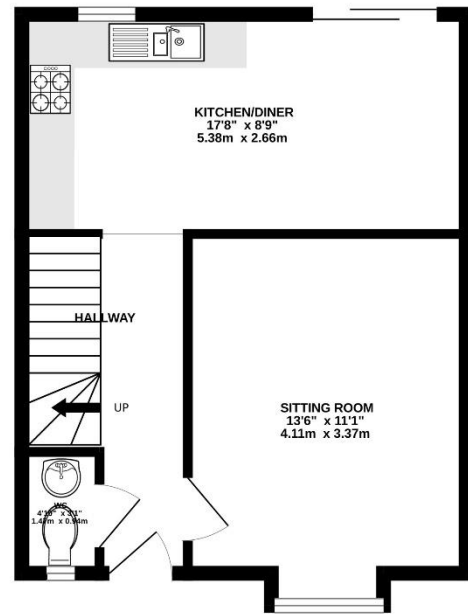


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ESTATE AGENTS

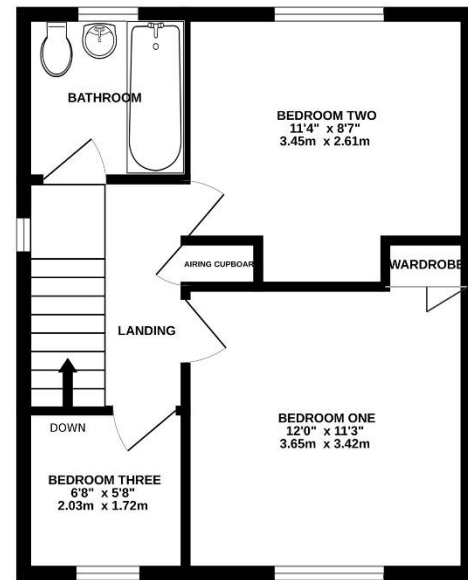
Kingswood Avenue, Taverham
OIEO £300,000 Freehold



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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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.

- Detached Family Home
- Three Bedrooms
- Modern Kitchen/Dining Room
- Bay Fronted Lounge
- Family Bathroom & Downstairs Cloakroom
- Attractive Rear Garden
- Single Garage & Driveway
- Requested Location Close To All Amenities
- Perfect Family Home
- EPC Rating C / Council Tax Band C

Description

We are delighted to bring to the market this three bedroom detached family home situated in Taverham.

Offered in good condition throughout, this great property also benefits from a south facing rear garden and has a single garage with driveway.

The accommodation comprises; entrance hallway with doors leading to the sitting room and kitchen/dining room, door to the downstairs cloakroom and stairs which rise to the first floor. The sitting room is well proportioned and offers a bay window to the front aspect. The kitchen/dining room is situated to the rear and benefits from sliding doors which access the rear garden, there is also a range of modern wall and base units with ample space for appliances.

To the first floor there are three bedrooms and there is a family bathroom with three piece suite.

Outside

Outside to the front aspect there is a shingle driveway which provides ample off road parking and a driveway that gives access to the single garage with up and over door and storage above.

To the rear aspect there is a generous garden which is mainly laid to lawn with separate patio area and is all enclosed by timber fencing.

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 C

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second exit into Thorpe Marriott onto Kingswood Avenue. Follow the road along where the property can be found indicated by our For Sale Board.

