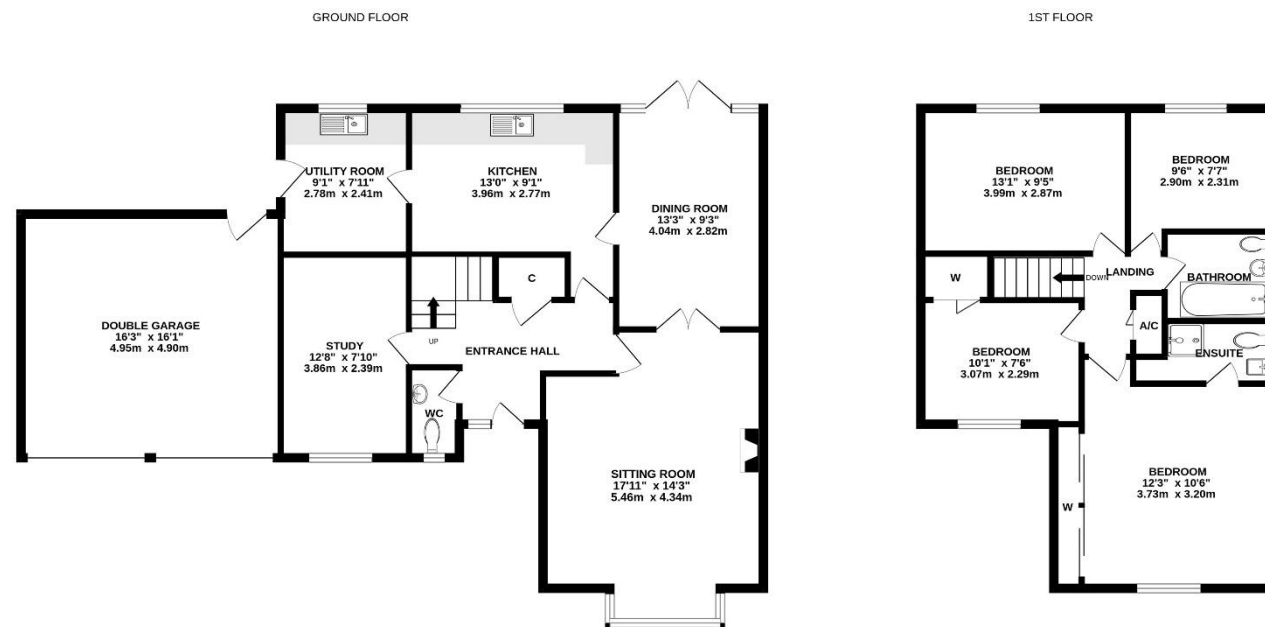


Kingswood Court, Taverham £425,000 Freehold



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**

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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
- Four/Five Bedrooms
- Principle En-Suite Shower Room
- Kitchen & Utility Room
- Dining Room & Bay Fronted Lounge
- Sunny Private Enclosed Rear Garden
- Double Garage & Driveway
- Versatile Accommodation
- Some TLC Required
- EPC Rating Tbc / Council Tax Band E

Description

Iconic Estate Agents are privileged to present this exceptional detached residence, discreetly positioned at the end of a highly sought-after cul-de-sac in Taverham, offered with no onward chain.

Designed with space and versatility in mind, the property boasts elegant and well-balanced accommodation throughout. A welcoming entrance hall provides access to a private study/fifth bedroom, a beautifully proportioned bay-fronted sitting room, a stylish 13ft kitchen, and a formal dining room, complemented by a separate utility room.

The first floor continues to impress with four bedrooms, two featuring fitted wardrobes, and a family bathroom. The principal suite further benefits from a private en-suite shower room.

Outside

Externally, the home is approached via a driveway leading to an attached double garage, framed by a neatly landscaped lawn and mature hedging. To the rear, a substantial and beautifully enclosed garden enjoys a sunny aspect, offering the perfect setting for both relaxation and entertaining.

A rare opportunity to acquire a distinguished family home in a prime residential position.

Early viewing is highly recommended to appreciate the quality, setting, and lifestyle this property affords.

Location

Taverham is situated six miles to the North/West 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, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Take the second turning into Thorpe Marriott onto Kingswood Avenue and follow the road along. Kingswood Court can be found on the left hand side and the property is situated at the end of the cul-de-sac on the right hand side.

