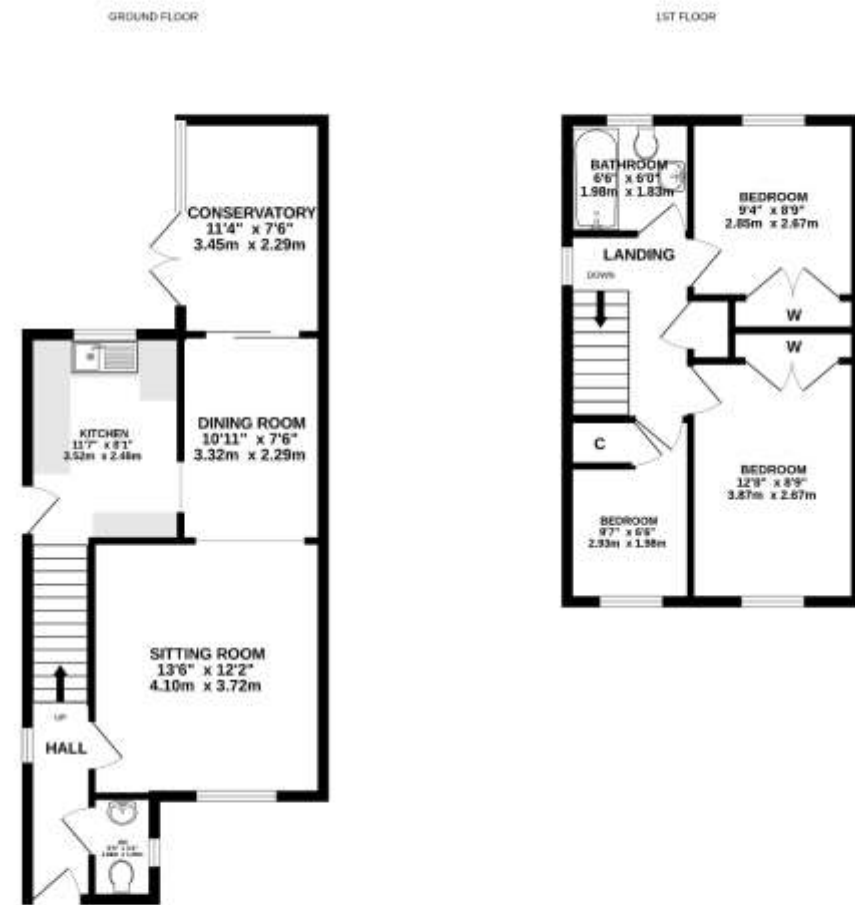




ICONIC
ESTATE AGENTS

Kingswood Avenue, Taverham
Guide Price £280,000 - £290,000 Freehold



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and are not intended to be used as a basis for any construction or other work. This plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. The vendor accepts full responsibility for the accuracy of the floorplan and any other information. All in full compliance with the provisions of the Act. Made with Floorplan 10000



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.

- Semi Detached Family Home
- Three Good Size Bedrooms
- Fitted Kitchen
- Spacious Sitting Room
- Open Plan Dining Area

- Conservatory
- Mature Rear Garden
- Garage & Driveway
- Well Presented Throughout
- EPC Rating Tbc / Council Tax Band C

Description

Situated in a sought-after position overlooking Hinks Meadow in Taverham, we are delighted to present this attractive three-bedroom semi-detached home.

Set well back from the road, this beautifully maintained property offers an ideal opportunity for first-time buyers, combining a peaceful setting with well-presented, modern accommodation throughout. The ground floor comprises a welcoming entrance hallway with stairs rising to the first floor and access to all principal rooms. There is a convenient cloakroom fitted with a low-level WC and hand wash basin. The spacious sitting room is well-proportioned and flows seamlessly into a generous dining area, creating an ideal space for both relaxing and entertaining. From the dining area, there is access to both the kitchen and the conservatory. The kitchen is fitted with a range of wall and base units, offering ample storage and space for appliances, with a door leading directly to the rear garden. The conservatory provides a versatile additional living space, enjoying pleasant views of the garden and featuring French doors opening onto the patio.

To the first floor, there are three well-sized bedrooms. Bedrooms one and two benefit from built-in wardrobes, while the third bedroom includes a useful storage cupboard. The family bathroom has been stylishly updated and features a modern three-piece suite comprising a panelled bath with shower over, low-level WC, and hand wash basin.

There are also several outbuildings, with a BBQ hut available by separate negotiation.

Outside

Externally, the property enjoys a generous frontage with mature flower and shrub borders, providing both privacy and kerb appeal. A single garage with driveway offers off-road parking.

To the rear, the garden features an attractive patio area, ideal for outdoor dining, along with a designated space for a hot tub, perfect for enjoying summer evenings with views across Hinks meadow.

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

Directions

From A1067 Fakenham Road, take the second left into Thorpe Marriott onto Kingswood Avenue where the property can be found on the left hand side indicated by our For Sale Board.

