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ICONIC
ESTATE AGENTS

Kingswood Avenue, Taverham
OIEO £375,000 Freehold



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.

- Well Presented Detached Family Home
- Four Bedrooms & Re-Fitted En-Suite
- 26ft Open Plan Kitchen/Diner
- Lounge
- Modern Shower Room
- Landscaped Rear Garden
- Garage & Parking
- Edge Of Development Position
- Early Viewing Advised
- EPC Rating C / Council Tax Band D

ICONIC

Kingswood Avenue
Taverham, Norwich, NR8 6GJ

Description

Iconic Estate Agents are pleased to bring to the market this well-presented detached family home, situated in a desirable Taverham position on the edge of Thorpe Marriott.

Offering spacious and versatile accommodation, the property has undergone a degree of updating and provides an excellent opportunity for modern family living.

Upon entering, the spacious entrance hall provides access to the re-fitted cloakroom, lounge and impressive open-plan kitchen/diner, with stairs rising to the first floor. At the heart of the home is the 26ft open-plan kitchen/diner, which boasts a range of stylish high-gloss wall and base units with work surfaces over, together with a comprehensive selection of integrated appliances including a coffee machine, double oven, hob, extractor fan, dishwasher and washing machine. A front-facing window provides natural light, while French doors open directly onto the rear garden. The lounge is another bright and spacious reception room and also benefits from French doors opening onto the sunny rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, there are four bedrooms arranged off the landing. The master bedroom benefits from fitted wardrobes and a recently re-fitted en-suite shower room, while the remaining three bedrooms are serviced by a modern family shower room.

An internal viewing is strongly advised to fully appreciate the generous accommodation, versatile layout and excellent potential this family home has to offer.

Outside

Outside, the property offers parking to the front, together with an integral garage which offers excellent potential for conversion, subject to the necessary consents. To the rear is a generous landscaped garden, featuring extensive patio areas, artificial grass and a summer house, providing a low-maintenance and versatile outdoor space ideal for entertaining and family use.

Location

Situated in a popular and convenient Taverham location on the edge of Thorpe Marriott, the property offers excellent access to local schools, amenities, shops and transport links.

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 D

Tenure

Freehold

Directions

Leave Norwich via the Drayton Road and continue onto Drayton Road heading towards Taverham. Take the second turning int Thorpe Marriott onto Kingswood Avenue where the property can be found on the right hand side.











