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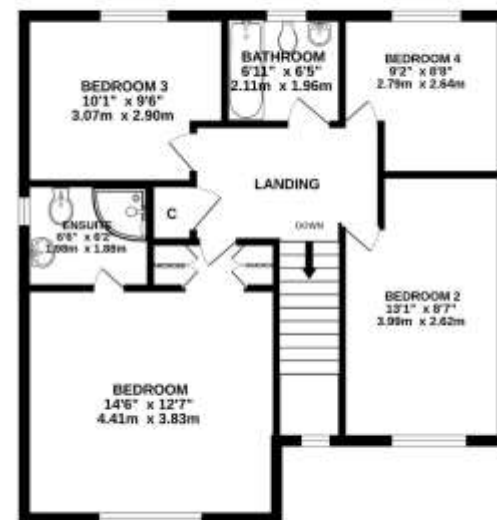
Kingswood Avenue, Taverham
£400,000 Freehold



GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

- Beautiful Modernised Detached Home
- Four Bedrooms With Principal En-Suite
- Contemporary Kitchen
- Utility Room & Walk-In Pantry
- Spacious Bay Fronted Lounge

- Dining Room & Stunning Garden Room
- Landscaped Low Maintenance Rear Garden
- Garage & Driveway With EV Charging Point
- Edge Of Popular Taverham Development
- EPC Rating Tbc / Council Tax Band D

Description

Beautifully modernised by the current owners, this superb detached family home occupies an excellent position on the edge of a popular Taverham development. Offering spacious, contemporary accommodation throughout, the property has been thoughtfully updated to create a home perfectly suited to modern family living. The accommodation begins with a welcoming entrance hallway featuring stairs to the first floor and access to the principal ground floor rooms. There is a modern cloakroom fitted with a white two-piece suite comprising a low-level WC and wash hand basin. Positioned at the front of the property, the generous sitting room is filled with natural light from an attractive bay window, creating a comfortable space to relax. The room flows effortlessly into the dining area, where quality flooring continues seamlessly through to both the kitchen and the stunning garden room, enhancing the open-plan feel.

The garden room is a real highlight of the home, providing an exceptional additional reception space. A striking roof lantern floods the room with natural light, complemented by inset spotlights and French doors opening directly onto the rear garden, making it ideal for entertaining or enjoying the garden throughout the year. The contemporary kitchen is fitted with an excellent range of high-gloss units complemented by generous work surfaces. Integrated appliances include a NEFF double oven and grill, separate hob with extractor hood, while a modern inset sink with mixer tap completes the space. A large walk-in pantry provides excellent storage, and the adjoining utility room offers further fitted work surfaces, a second inset sink, space for an American-style fridge/freezer, a concealed wall-mounted boiler and access to both the garage and rear garden.

Upstairs, the landing provides access to all four bedrooms and a useful storage cupboard. The principal bedroom benefits from two fitted wardrobes and a beautifully appointed en-suite shower room. The remaining three bedrooms are all well-proportioned, making them ideal for family members, guests or those working from home. A modern family bathroom completes the first-floor accommodation.

Outside

Outside, the front of the property has been designed for low-maintenance living, with a shingled frontage and a generous driveway providing ample off-road parking. The driveway leads to the single garage, which benefits from an electric roller door, while an electric vehicle charging point adds further practicality.

To the rear, the landscaped garden has been designed with both enjoyment and ease of maintenance in mind. Sandstone patios provide ideal seating and entertaining areas, complemented by an artificial lawn and attractive raised slate beds, all enclosed by timber fencing to create a private outdoor space.

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 D

Directions

From the A1067 Fakenham Road, Taverham, take the second exit into Thorpe Marriott onto Kingswood Avenue where the property can be on the left hand side.

