



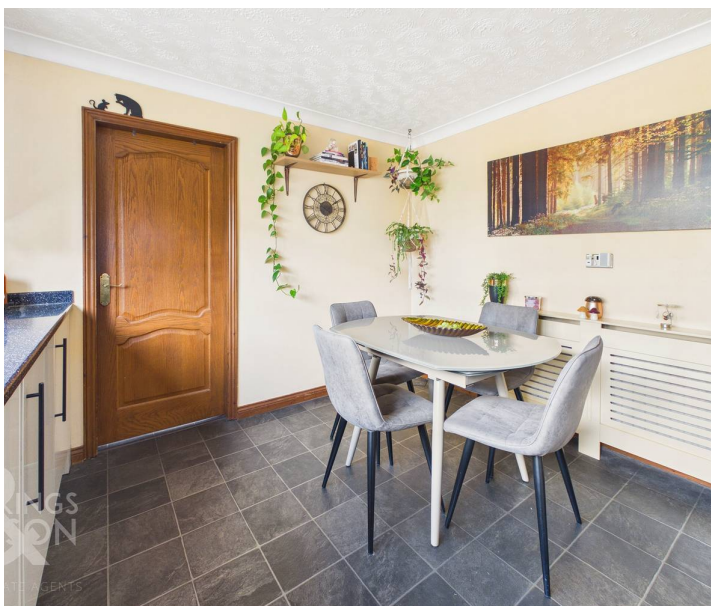
Kingswood Court, Taverham - NR8 6XB



Kingswood Court

Taverham, Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this EXTENDED and REMODELLED DETACHED FAMILY HOME is a true gem, boasting a host of UPDATES within the last five years including ALL NEW uPVC WINDOWS and DOORS, plus a new BOILER. Step inside to a SPACIOUS HALLWAY, perfect for welcoming guests, with stairs rising and a convenient TWO PIECE W.C. The heart of the home is the IMPRESSIVE 18' DUAL ASPECT SITTING ROOM, flooded with natural light and seamlessly opening into a CONSERVATORY, a perfect place for relaxing or those who love to entertain, whilst FRENCH DOORS open directly to the garden. The formal DINING ROOM offers a versatile setting for family meals, whilst the REMODELLED STUDY doubles as a GROUND FLOOR DOUBLE BEDROOM, providing flexibility for guests or multi generational living. The MODERN KITCHEN/BREAKFAST ROOM features INTEGRATED APPLIANCES and flows into a SEPARATE UTILITY ROOM, ensuring every day tasks are a breeze and white goods stay closed away. Upstairs, discover FOUR GENEROUS BEDROOMS, including a well proportioned MAIN BEDROOM with an



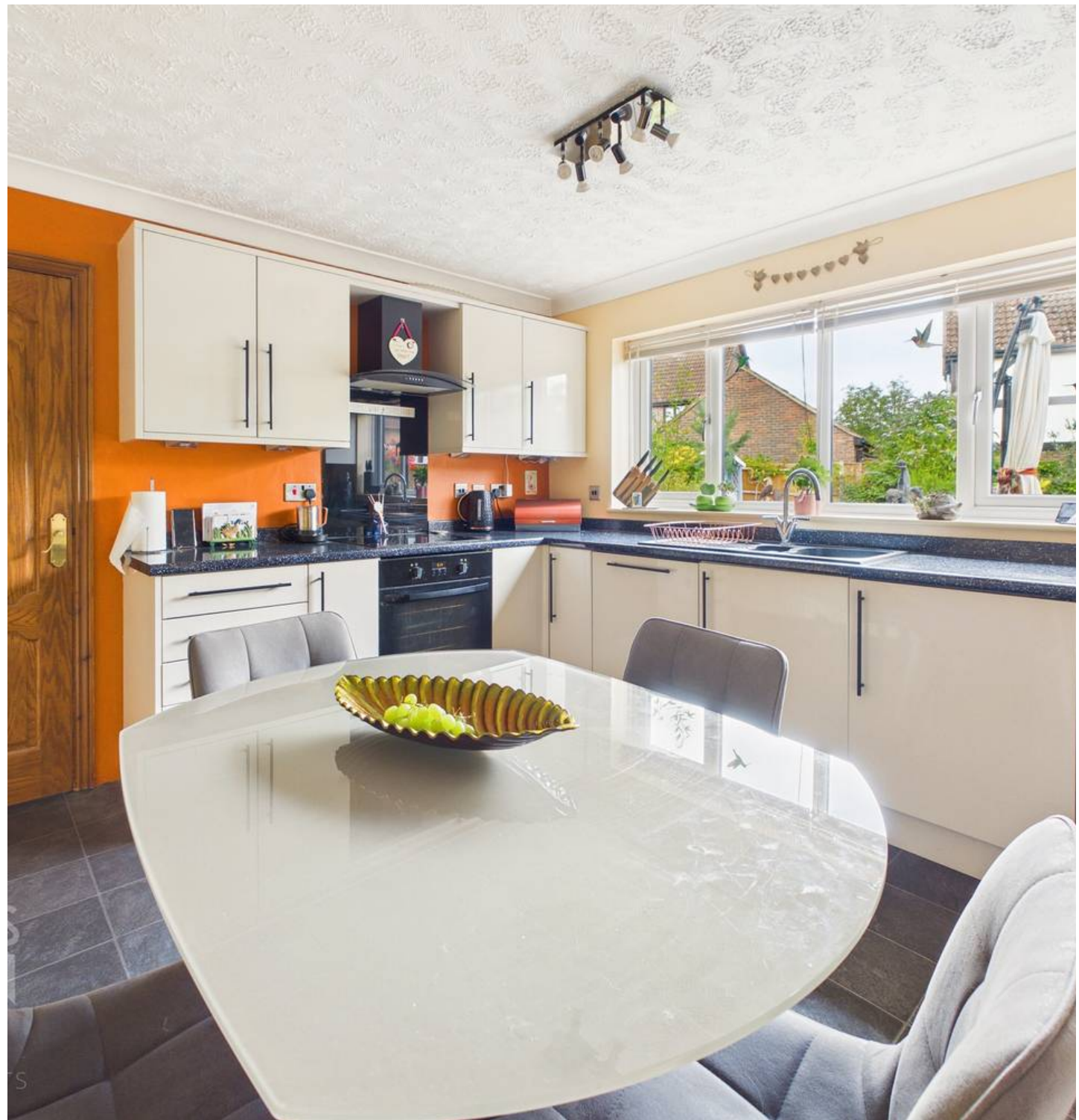
ENSUITE SHOWER ROOM, whilst the remaining rooms are served by a recently refitted three piece FAMILY SHOWER ROOM, both finished to a high standard. Heading outside, the LARGE FRONTAGE has been LANDSCAPED with an adjacent DRIVEWAY offering parking for multiple vehicles leading to the TANDEM GARAGE. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN has also been LANDSCAPED and has been lovingly maintained by the current vendors.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Extended & Remodelled Detached Family Home
- Tucked Away End Of Cul-De-Sac Setting
- 18' Dual Aspect Sitting Room Opening To Conservatory
- Modern Kitchen/ Breakfast Room With Integrated Appliances & Separate Utility Room
- Dining Room & Remodelled Study/ Ground Floor Double Bedroom
- Four/Five Bedrooms Including Main Bedroom With Ensuite Shower Room
- Beautifully Maintained Landscaped Private Garden
- Driveway Parking & Tandem Garage



The well served village of Taverham offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

SETTING THE SCENE

Tucked away at the end of a quiet cul-de-sac, the property is set back from the road and boasts a generously proportioned frontage. The beautifully landscaped front garden is predominantly shingled, with flower beds, decorative gardens and mature shrubs. A spacious driveway provides parking for multiple vehicles and leads to the tandem garage, whilst a short paved pathway leads to the main entrance set under an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall offers stairs rising to the first floor with integrated storage tucked away beneath, alongside a convenient two piece WC perfect for guests. Hard flooring runs underfoot for ease of maintenance, continuing into the heart of the home. The 18' sitting room enjoys a bright dual aspect with a bay window to the front. This room allows for a range of soft furnishing layouts and is centred around a feature fireplace, with French doors opening directly into the rear conservatory, which offers panoramic garden views and ample space for furniture. Across the hallway, the formal dining room offers a further feature fireplace with carpeted flooring running underfoot and is currently used as a cosy snug, leading through to the remodelled downstairs study. This space is well suited for use as a ground-floor double bedroom, ideal for multi-generational living. At the end of the hall, you are welcomed into the contemporary kitchen and breakfast room, which offers space for family dining. The kitchen itself includes a range of wall and base storage units and integrated appliances, including a dishwasher, fridge, freezer, oven, inset glass hob and extractor above.

A further internal door leads to a convenient utility room offering garden access, under counter plumbing for a washing machine and tumble dryer and additional wall, base and a tall larder storage unit.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead, with the landing also featuring mirrored, double opening integral storage cupboards and doors leading to four well proportioned bedrooms. The main bedroom enjoys carpeted flooring, ample space for a large double bed and storage furniture, the handy addition of double integrated wardrobes, and a private door to a three piece ensuite shower room. This ensuite includes an inset shower cubicle with a glass door, floor-to-ceiling tiling, and a wall mounted heated towel rail. The second double bedroom also provides plentiful space for a double bed and further integrated wardrobes, whilst the final two rear facing bedrooms are currently used as a guest bedroom and a dressing room, overlook the garden. Centrally located off the landing, the three piece family shower room offers modern finishes, featuring a double walk in shower which is fully tiled with 3 integrated shelves, vanity storage below the sink, a wall mounted heated towel rail and a light up mirror with clock, date and Bluetooth facility.

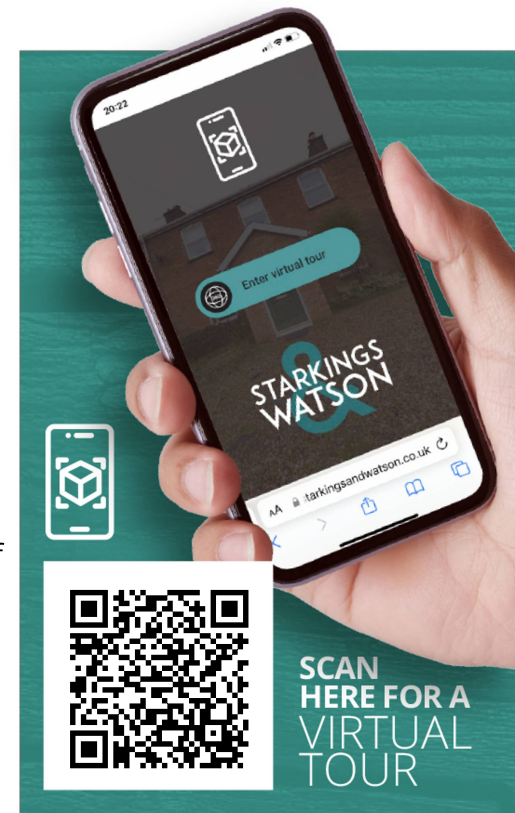
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



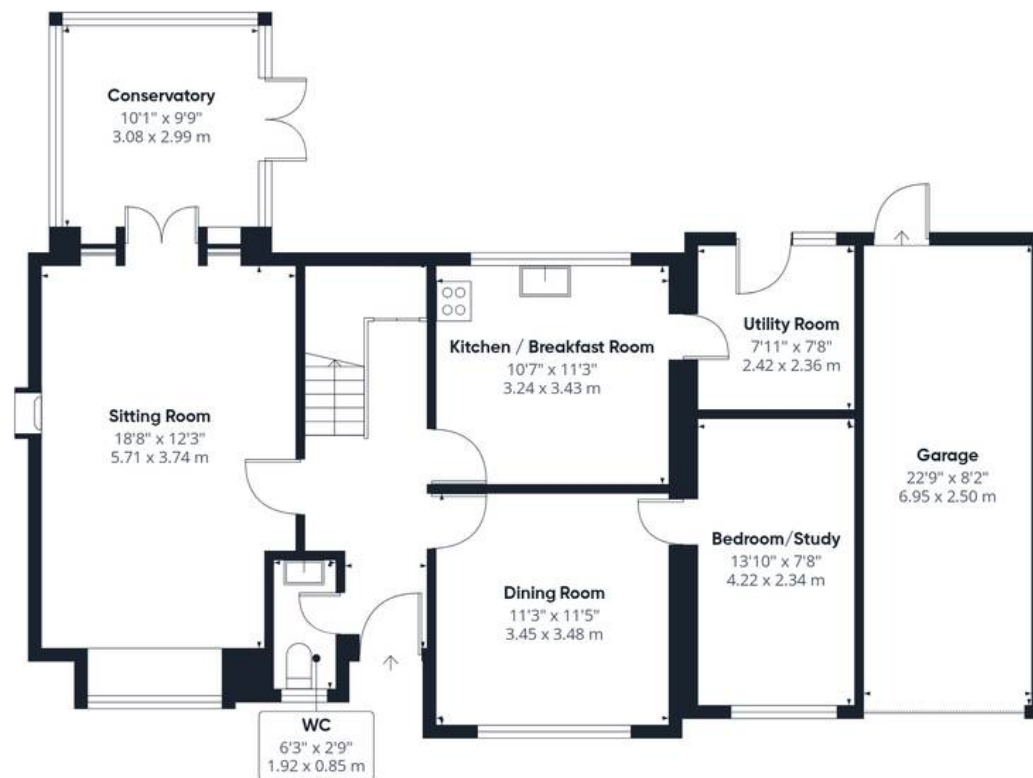




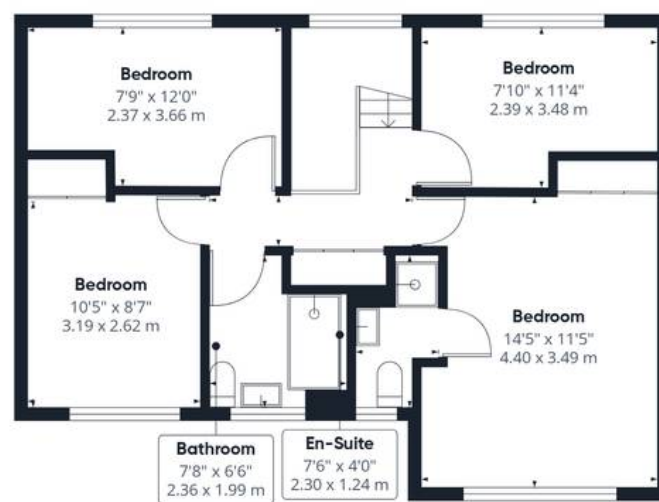
THE GREAT OUTDOORS

Outside, the private rear garden is fully enclosed by timber panel fencing, opening onto a spacious flagstone patio with surrounding shingled areas ideal for outdoor furniture. Currently home to a colourful range of potted plants and shrubs, the garden also boasts raised flower beds beautifully enclosed by wooden sleepers. Beyond the patio, a neat lawn is framed by a wrapping slate-shingle walkway, which leads to a covered pergola that offers the perfect spot for sheltered outdoor seating. The garden's borders are further enhanced by a vibrant mix of mature shrubs, plantings, and trees.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1618 ft²

150.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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