



**PORTFOLIO**  
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william h brown

Woodside Close, Taverham, Norwich, NR8 6LH



# Woodside Close, Taverham, Norwich, NR8 6LH

*This handsome four bedroom family home commands a coveted, elevated position, tucked away in a sought-after quiet Taverham cul-de-sac. Offered with NO ONWARD CHAIN!*



## Entrance Porch

External entrance door opening into porch, and further door opening to lobby.

## Lobby

Giving access to shower room and further door opening to hallway.

## Hallway

Giving access to kitchen, living/dining room, radiator, and upvc double glazed window with further secondary glazing to side aspect and stairs to first floor.

## Shower Room

Suite comprising shower cubical, upvc double glazed window to front aspect, wc, wash hand basin and plumbing for a washing machine.

## Kitchen

16ft 8in x 11ft 7in (max)

A range of wall and base units with work surfaces over, Bosch dishwasher, fridge/freezer and the gas cooker are included. Stainless steel sink unit has two full size bowls and 1/2 bowl and drainer, space for oven, tiled splash backs, breakfast bar, gas fired central heating boiler, dual aspect upvc double glazed windows to front and side aspect and external entrance door to side aspect.



## Living/Dining Room

23ft 3in (max) x 19ft 3in

Dual aspect upvc double glazed window to rear and double glazed with further secondary glazing to side aspect, radiator, carpeted and parquet flooring, wood burning stove, opening to garden room.

## Garden Room

13ft 1in (max) x 12ft 3in

All external glazing are sealed double-glazed units with warm roof, radiator, built in storage and integral door into garage extension. There is an external door opening to rear garden.

## Garage Extension

13ft 4in x 11ft 3in

External entrance door and window to rear aspect, and internal door leading to garage.

## First Floor Landing

Carpeted, airing cupboard housing hot water cylinder, upvc double glazed window to side aspect and gives access to all four bedrooms and bathroom.

## Bathroom

Suite comprising bath with shower over, fully tiled, wash hand basin, wc, radiator, and upvc double glazed window

to side aspect with additional secondary glazing.

### **Bedroom One**

*12ft 7in (to side of wardrobe) x 9ft 8in*

Built in wardrobe, radiator, carpeted and upvc double glazed window to rear aspect with additional secondary glazing.

### **Bedroom Two**

*13ft 1in x 8ft 8in*

Built in wardrobes, carpeted, radiator and upvc double glazed window to front aspect with additional secondary glazing.

### **Bedroom Three**

*10ft 6in x 10ft 2in*

Built in wardrobe, carpeted, radiator and upvc double glazed window to rear aspect with additional secondary glazing.

### **Bedroom Four**

*11ft 10in (to door) x 8ft 9in*

Built in wardrobes, radiator and upvc double glazed window to front aspect with additional secondary glazing.

### **Garage**

*17ft 3in x 9ft 1in*

With up and over door and door opening to garage extension.

### **Outside**

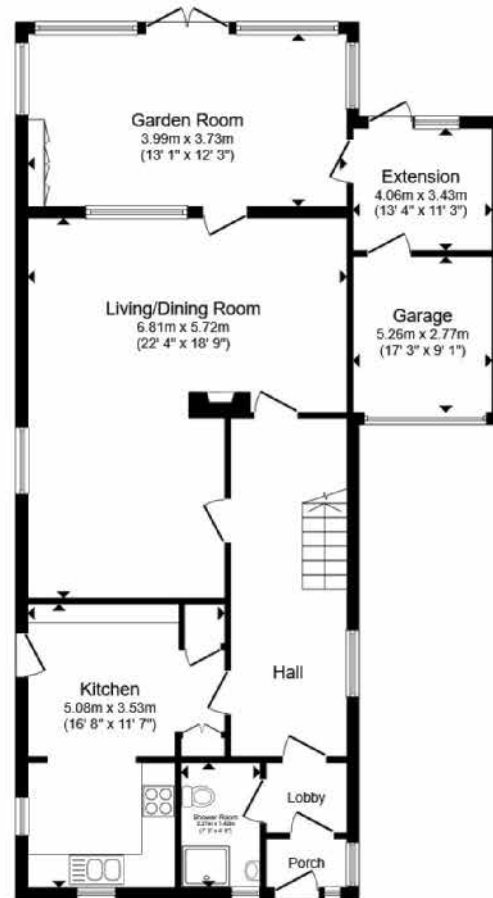
The front garden is predominantly laid to lawn, softened by mature trees and shrubs that ensures privacy. The private rear garden is thoughtfully landscaped, featuring an immediate paved patio, perfect for al fresco dining, leading down to a level lawn. Beyond this, a sloping, tiered area boasts mature planting, shrubs, and established foliage, with a paved terraced area ensuring year-round interest and natural privacy. A handy side gate provides seamless access to a footpath which allows ease



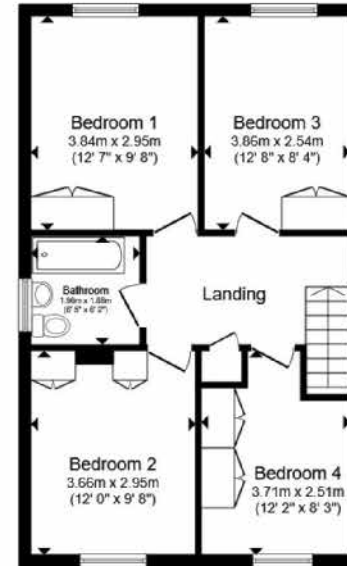


of access to the Fakenham Road and to Sandy Lane.





**Ground Floor**



**First Floor**

Total floor area 155.7 m<sup>2</sup> (1,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





# welcome to

## Woodside Close, Taverham, Norwich, NR8 6LH

This four-bedroom family home commands a coveted, elevated position, tucked away within this sought-after quiet Taverham cul-de-sac. Boasting immediate kerb appeal, the property welcomes you with a generous driveway that accommodates multiple vehicles and continues directly to the carport and integrated garage, which has also been extended behind. A spacious entrance hall, featuring a practical ground-floor wc, provides the entry point to the main living area. This truly is the core of the home: an inviting open-plan living/dining room, its warmth radiating from a charming wood-burner. The generous space extends seamlessly into a bright garden room with warm roof, granting peaceful views of the secluded rear garden. A separate, ample kitchen offers extensive wall and base units, along with designated areas for appliances. The upper floor provides four well-proportioned bedrooms off landing and is served by a three-piece family bathroom suite. This property is offered with NO ONWARD CHAIN! Viewings available today!

Asking Price

### £425,000

- Detached Family Home
- Four Bedrooms With Built In Wardrobes
- Ground Floor Shower Room + First Floor Bathroom
- Carport, Garage & Driveway Providing Ample Off-Road

Parking

EPC Rating: D

Council Tax Band: E

Tenure: Freehold



To find out more information or to arrange a viewing call

### 01603 487888

or email [hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)

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