



ICONIC
ESTATE AGENTS

Kingswood Avenue, Taverham
Guide Price £475,000 - £500,000 Freehold

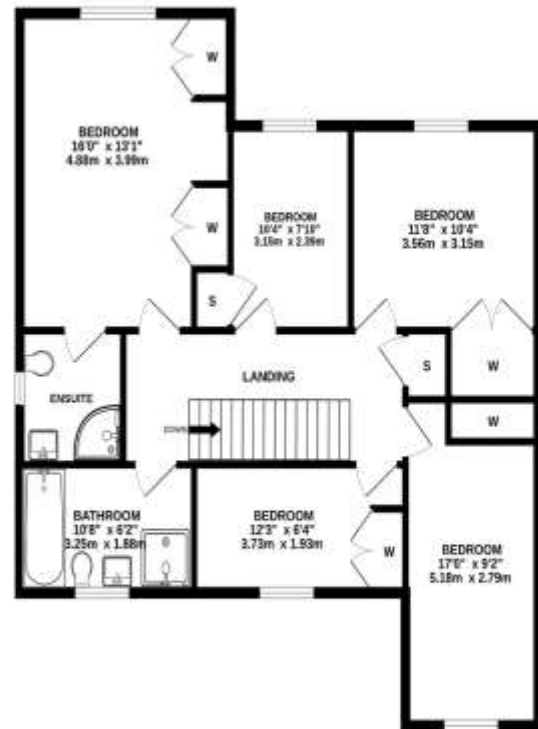


- Substantial Detached Family Home
- Five Bedrooms With Principal En-Suite
- Impressive Open Plan Kitchen/Diner
- Spacious Sitting Room
- Modern Cloakroom & Family Bathroom
- Well Maintained Enclosed Garden
- Ample Driveway Parking
- Offered With No Onward Chain
- Excellent Condition Throughout
- EPC Rating Tbc / Council Tax Band E

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. 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**



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.

Description

Iconic are delighted to present this substantial five-bedroom detached family home, ideally situated in the highly sought-after area of Taverham. Offered with no onward chain, this impressive property is presented in excellent condition throughout, and early viewing is highly recommended.

The accommodation begins with an entrance porch offering ample storage space, leading through to the inner hallway which provides access to all principal ground floor rooms. There is a modern downstairs cloakroom fitted with a low-level WC and hand wash basin.

To the rear of the property, the spacious sitting room is beautifully proportioned and features a charming fireplace along with views overlooking the rear garden. The adjoining breakfast area benefits from French doors opening onto the garden, creating an ideal space for both relaxing and entertaining. The impressive kitchen/dining room has been thoughtfully opened up by the current owners and measures in excess of 30ft, providing a superb open-plan family space. The contemporary kitchen is fitted with a range of stylish wall and base units with work surfaces over, alongside integrated appliances including an eye-level electric oven, separate hob, dishwasher, and fridge freezer. There is also a window and door to the side aspect.

Further ground floor accommodation includes access to the former double garage, which has been converted to provide an excellent storage area complete with fitted racking and side access door.

To the first floor, a generous landing leads to all five bedrooms and the family bathroom. The modern family bathroom is fitted with a contemporary four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC, and hand wash basin. All five bedrooms are well-proportioned and benefit from built-in wardrobes. The principal bedroom further enjoys the advantage of a spacious en-suite shower room with shower cubicle, low-level WC, and hand wash basin.

Outside

Externally, the rear garden is well maintained and mainly laid to lawn, complemented by a separate patio seating area, timber shed, and mature trees providing a pleasant degree of privacy. To the front, the property offers a generous driveway providing ample off-road parking, alongside a lawned garden with established flower and shrub borders.

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 are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Directions

From the A1067 Fakenham Road, take the second turning into Thorpe Marriott onto Kingswood Avenue. Follow the road round where the property can be on the left hand side.

