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Issue with Marketing 02/02/21



Kingswood Avenue, Taverham
OIEO £450,000 Freehold



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.

- Beautifully Presented Detached Home
- Four Well Proportioned Bedrooms
- Modern Principle En-Suite
- Generous Sitting Room
- Conservatory With Cosy Roof
- Private Enclosed Rear Garden
- Ample Brick-Weave Driveway
- Double Garage
- Attractive Set Back Position
- EPC Rating D / Council Tax Band D

Description

Situated in an attractive position set back from the road, this beautifully presented home offers spacious and versatile accommodation, finished to a high standard throughout.

Upon entering, the property is immediately welcoming, with well-proportioned rooms and a bright, airy feel throughout. The heart of the home is the well-appointed kitchen, which benefits from a range of fitted units and includes an integral washing machine, fridge freezer and dishwasher, providing both practicality and convenience for modern living. To the rear of the property is a generously proportioned sitting room, providing an excellent space for relaxing and entertaining. Enjoying pleasant views over the garden, this light-filled room offers a comfortable and inviting setting for everyday living.

A particular feature of the property is the superb conservatory, enhanced by a cosy insulated roof that transforms the space into a comfortable year-round extension of the home. Whether used as an additional reception room, dining area, home office or relaxing family space, it offers excellent versatility and enjoys attractive views over the garden.

To the first floor, the accommodation continues to impress with four well-proportioned bedrooms accessed from the central landing. The principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room, creating a comfortable and private retreat. Bedrooms two and three also feature fitted wardrobes, providing excellent storage solutions, while the remaining bedroom offers flexibility for family living, guests or home working. Completing the first-floor accommodation is a well-appointed three-piece family bathroom suite.

The property has been significantly improved with new carpets and flooring fitted throughout, with the exception of the bathrooms, creating a fresh, stylish and contemporary finish. The accommodation is well maintained and tastefully presented throughout.

Outside

Externally, the property's position set back from the road provides an increased sense of privacy and kerb appeal. To the front, a well-maintained lawned garden complements a substantial brick-weave driveway, providing ample off-road parking for multiple vehicles and leading to the double garage, making the property particularly well suited to family living.

To the rear, the private east-facing garden offers a delightful outdoor retreat, perfect for enjoying the morning sun, al fresco dining and outdoor entertaining. The garden provides an attractive and peaceful setting, complementing the living accommodation perfectly.

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

