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Kingswood Avenue, Taverham
OIEO £650,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

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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.

- Executive Detached Family Home
- Five Bedrooms & Principal En-Suite
- Stunning Open Plan Kitchen/Dining Room
- Spacious Sitting Room With Bi-Fold Doors
- Seft Contained Annexe Accommodation
- Generous Mature & Private Rear Garden
- Triple Garage And Extensive Parking
- Solar Panels, Air Source Heat Pump & EV Charger
- Prime Taverham Location
- EPC Rating C / Council Tax Band F

Description

Iconic are delighted to present this exceptional five-bedroom detached residence, offering generous and versatile living accommodation within the highly regarded Taverham development.

Occupying a substantial mature plot and offering extensive and versatile accommodation, this unique property further benefits from a self-contained annexe, triple garage and extensive parking, making it perfectly suited to modern family living.

The accommodation is accessed via a spacious and welcoming entrance hall, providing access to the principal ground floor rooms and staircase to the first floor. A contemporary ground floor cloakroom is fitted with a modern two-piece suite comprising a low-level WC and hand wash basin. The impressive sitting room is flooded with natural light, featuring a bay window to the front and bi-folding doors opening onto the rear garden. A ground floor double bedroom offers excellent flexibility and could equally serve as a home office, playroom or snug. The heart of the home is the stunning open-plan kitchen and dining room, designed for both everyday living and entertaining. The dining area enjoys direct access to the rear garden through bi-fold doors, creating an excellent connection between the indoor and outdoor living spaces, while a separate door from the kitchen also provides convenient access to the garden. The kitchen is exceptionally well appointed, featuring a high-level electric oven, a combination microwave oven with warming drawer beneath and a separate induction hob with extractor hood above. An integrated fridge/freezer, fitted water softener, hot water tap and ample space for additional appliances. The kitchen also benefits from ceramic tiled flooring, inset spotlights, a useful storage cupboard and a door providing further access to the rear garden.

A particularly attractive feature of the property is the self-contained annexe, offering flexible accommodation ideal for multi-generational living, independent family members or visiting guests. Accessed via a set of French doors, the annexe enjoys a beautiful outlook across the garden, creating a bright and welcoming living environment.

The Annexe comprises a spacious open-plan sitting room and kitchen measuring in excess of 20ft, fitted with contemporary high-gloss units offering ample storage and workspace. An oven and hob are included together with a fridge, while space is provided for a washer/dryer.

The bedroom is complemented by a modern en-suite shower room fitted with a three-piece white suite comprising; shower cubicle, low-level w/c and hand wash basin.

Description Continued

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The impressive principal bedroom enjoys a range of fitted wardrobes, French doors opening onto a Juliet balcony overlooking the rear garden, and a stylish en-suite shower room. The en-suite is fitted with a contemporary three-piece suite comprising a double shower cubicle with mains-fed rainfall shower, low-level W/C and hand wash basin set within a vanity unit, creating a luxurious and practical space.

The remaining bedrooms are all generously sized, with bedrooms three and four benefitting from built-in wardrobes. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and hand wash basin. The room is further enhanced by fitted storage cabinetry, vinyl flooring and contemporary finishes.

Outside

Externally, the property continues to impress. To the front, a generous carriage driveway provides extensive off-road parking and is bordered by mature planting and hedging, creating an attractive approach. An electric vehicle charging point is installed, while double electric gates lead to additional hardstanding and the substantial triple garage. The garage benefits from power, lighting, electric sectional doors, excellent overhead storage and a personal access door.

The beautifully maintained rear garden is a standout feature, offering a high degree of privacy and a wonderful backdrop of mature trees. Predominantly laid to lawn and enclosed by timber fencing, the garden provides an ideal environment for families and outdoor entertaining.

A spacious patio area with direct access from both the sitting room and kitchen via five bi-fold doors, creating a seamless indoor-outdoor living space ideal for dining and relaxation. The patio is further enhanced by a wonderful pergola, providing a sheltered area to relax beneath offering protection from rain while also creating welcome shade during sunny days.

Further enhancing the property's appeal is a fully integrated energy system, combining solar panels and an air source heat pump, which work seamlessly together to enhance energy efficiency, support reduced running costs whilst remaining a very comfortable living environment throughout the year.

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

