



Kingswood Avenue, Taverham Norwich NR8 6GJ

welcome to

Kingswood Avenue, Taverham Norwich

FOUR DOUBLE BEDROOM detached family home set in Thorpe Marriott. Close to Schools, Amenities and Northern Bypass.

Call the office to book your viewing today!



Accommodation

A detached family home on the edge of Thorpe Marriott offers four spacious double bedrooms. The present owners have modernised the property, extended the kitchen-family room and created a bright sun lounge at the rear.

From the front hall you step into a WC, the newly updated kitchen and a comfortable sitting room, all linked by a formal dining area that opens onto the sun lounge. An integral garage forms part of the ground-floor layout—its rear half now houses the kitchen/family room, with the potential for further conversion (subject to planning).

Upstairs, each of the four double bedrooms benefits from fitted wardrobes, with the master suite featuring three built-in wardrobes and a private ensuite. A family bathroom sits conveniently on the generous landing.

Set back from the street, the house enjoys ample off-road parking and well-tended gardens to both front and rear. It is conveniently located within easy reach of local shops, reputable schools, public transport, and the new NDR Northern Bypass, providing direct connections to all the main routes out of Norwich.

Entrance Hall

Door to front, Marble effect tile flooring, radiator and stairs to first floor landing.

Lounge

10' 8" Max x 17' 2" Max (3.25m Max x 5.23m Max)
Double Glazed Window to front aspect, radiator, gas fireplace, and glass panelled doors to dining room.

Dining Room

9' 1" Max x 10' 4" Max (2.77m Max x 3.15m Max)
Radiator & double doors to conservatory.

Conservatory

13' 7" Max x 18' 5" Max (4.14m Max x 5.61m Max)
P-shaped conservatory with double glazed windows to all aspects, Laminate flooring with doors to rear.

Kitchen/Breakfast Room

14' 7" Max x 18' 2" Max (4.45m Max x 5.54m Max)
A range of wall and base units, one and half bowl stainless steel sink and drainer, space for dishwasher and oven. Two double Glazed windows to rear aspect, door to side aspect and door to integral garage. Currently converted for storage space.

Cloakroom

WC, hand wash basin partially tiled splash back.

Landing

Carpet Doors leading to 4 bedrooms, Family bathroom and storage airing cupboard.

Bedroom One

13' 5" Max x 12' 5" (4.09m Max x 3.78m)
Double glazed window to front aspect, radiator, fitted wardrobes. Laminate flooring.

En-Suite

Shower, WC and hand wash basin, Laminate flooring and radiator.

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)
Double glazed window to front aspect, Fitted wardrobe, Radiator.

Bedroom Three

10' 2" Max x 9' 3" Max (3.10m Max x 2.82m Max)
Double Glazed window to rear aspect, Radiator, Laminate flooring.

Bedroom Four

8' 3" x 10' 8" (2.51m x 3.25m)
Double glazed window to rear aspect, Laminate flooring, Radiator.

Bathroom

Three Piece Suite, with electric shower over, with heated towel rail.

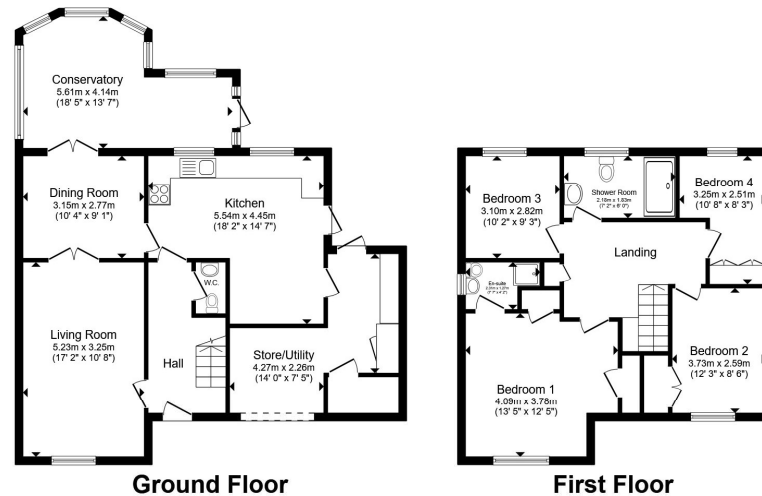
Outside

Behind the house lies a private garden, predominantly a manicured lawn surrounding a patio, all edged by a low fence dotted with shrubs and other plantings.

At the front, an expanded driveway provides room for three or more cars and leads directly to the double-garage.

Store/Utility

14' Max x 7' 5" Max (4.27m Max x 2.26m Max)



Total floor area 144.6 m² (1,556 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


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welcome to

Kingswood Avenue, Taverham Norwich

- FOUR DOUBLE BEDROOMS
- Close to Schools.
- Connections to all the main routes out of Norwich.
- PARKING FOR 3 CARS
- SPACIOUS LOUNGE DINER !

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103466 - 0004

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