



Jordan Close, Taverham, Norwich

Guide Price £450,000 - £465,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Extended 1500 Sq ft Family Home
- ✓ Substantial Private Gardens
- ✓ Tree Lined Rear Aspect
- ✓ Double Garage/Studio
- ✓ 2018 Installed Windows & Boiler
- ✓ Replacement Kitchen & Utility Room
- ✓ Four Double Bedrooms
- ✓ En Suite, Cloakroom & Bathroom

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS  
&  
WATSON**



Occupying one of the MOST DESIRABLE ROADS on this popular development, this EXTENDED detached family home offers over 1500 Sq ft (stms) of accommodation, with EXTENSIVE GARDENS and a tree lined rear aspect. The DOUBLE GARAGE has been used as a studio/HOME OFFICE, whilst the property is located only a SHORT DRIVE to the BROADLAND NORTHWAY, providing fantastic access to Norwich, A11, and the NORFOLK COASTLINE. Once inside, a welcoming ENTRANCE HALL leads to the cloakroom and HOME OFFICE to one side, stairs to the first floor, and to the 15' SITTING ROOM and 13' DINING ROOM offering an OPEN PLAN feel with DOUBLE DOORS between. A feature FIRE PLACE in the sitting room offers WOOD BURNER potential. The KITCHEN has been REPLACED, and offers POTENTIAL to OPEN PLAN to the adjacent dining room, with the UTILITY ROOM already being a great size. The first floor offers a LARGE LANDING, FOUR DOUBLE BEDROOMS, en suite and family bathroom.

#### LOCATION

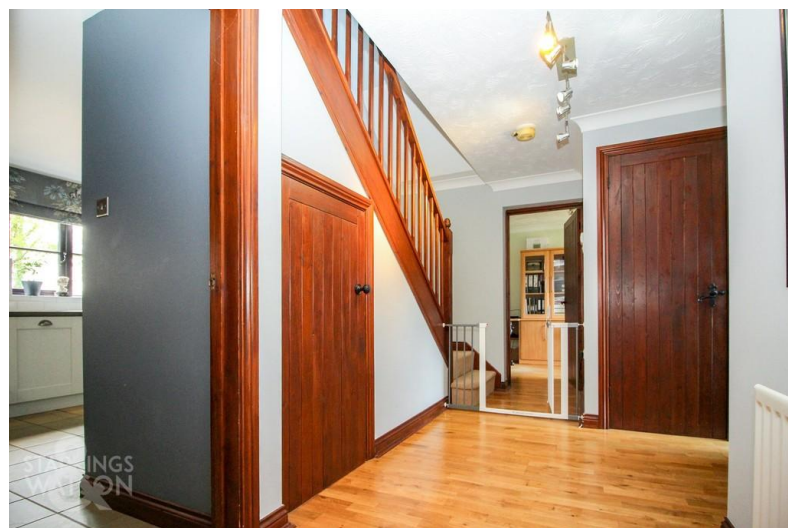
The well served village of Taverham offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR8 6QS), but to help you...Leave Norwich on the A1067 Drayton/Fakenham Road, and continue over the Norwich Ring Road. Continue past the Royal Norwich Golf Club and on towards Drayton. At Drayton village centre, continue past the petrol station onto Fakenham Road, proceeding to take the second right hand turning onto Windsor Chase. Proceed along Windsor Chase, continuing until you reach a 'T' junction, taking a left hand turn onto Kingswood Avenue, then a right onto Pendlesham Rise. At the 'T' junction, turn right and immediately left onto Dreyway Drive. At the end of the road turn left onto Jordan Close, where the property can be found on your right hand side, tucked away on a private cul-de-sac serving only three properties.

The property is set back from the road, occupying a private driveway position serving only three properties, with access leading to the driveway, detached double garage and main property. Mature lawned gardens and shrubbery can be found to front with gated access leading to the rear garden.

Obscure double glazed entrance door to:



### ENTRANCE HALL

Kahrs oak flooring, radiator, stairs to first floor landing with storage cupboard under, coved ceiling, doors to:

### CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs and flooring, uPVC obscure double glazed window to front, radiator.

### STUDY

12' 8" x 7' 10" (3.86m x 2.39m) With the option to include the current fitted desking and storage, Kahrs oak flooring, radiator, uPVC double glazed window to front, telephone point, coved ceiling.

### SITTING ROOM

15' 6" x 14' 4" Max. (4.72m x 4.37m) Potential to install a wood burner within the feature brick built fire place, Kahrs oak flooring, radiator x2, uPVC double glazed bay window to front, television and telephone points, smooth coved ceiling, double doors to:

### DINING ROOM

13' 4" x 9' 3" (4.06m x 2.82m) Kahrs oak flooring, radiator uPVC double glazed French doors to rear garden, smooth coved ceiling, door to:

### KITCHEN/BREAKFAST ROOM

13' x 9' (3.96m x 2.74m) Fitted range of wall and base level units with complementary square edged work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with extractor fan, built-in eye level electric oven and microwave, tiled flooring, integrated dishwasher, pull out corner storage unit, glazed display cabinets, USB charging sockets, uPVC double glazed window to rear garden, under cupboard lighting, smooth ceiling with LED colour changing light, door to entrance hall, door to:

### UTILITY ROOM

9' x 7' 10" (2.74m x 2.39m) Matching fitted range of wall and base level units with complementary square edged work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, integrated wine cooler, cupboard housing wall mounted gas fired central heating boiler, tiled flooring, uPVC double glazed window and door to rear garden, radiator, space for fridge freezer, USB charging sockets, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

13' 7" x 10' 7" Max. (4.14m x 3.23m) Fitted carpet, radiator with decorative cover, uPVC double glazed window to front, built-in over stairs storage cupboard, built-in airing cupboard housing hot water tank and storage shelving, useful study space, coved ceiling with loft access hatch, doors to:







#### **DOUBLE BEDROOM**

16' 7" x 7' 10" Max. Some Restricted Height. (5.05m x 2.39m) Kahrs oak flooring, radiator, built-in eaves storage cupboard, smooth ceiling with velux window to front and window to front and recessed spotlighting, uPVC double glazed French doors to walk out balcony offering views across the garden.

#### **DOUBLE BEDROOM**

14' 4" x 14' 1" Max. (4.37m x 4.29m) Fitted carpet, radiator, uPVC double glazed window to front and side, space for freestanding wardrobes or built-in wardrobes, television point, coved ceiling, door to:

#### **EN SUITE**

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring. radiator, uPVC obscure double glazed window to side, shaver light, extractor fan.

#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, Kahrs oak flooring, radiator, uPVC obscure double glazed window to side, extractor fan.

#### **DOUBLE BEDROOM**

9' 6" x 7' 7" (2.9m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### **DOUBLE BEDROOM**

13' 1" x 9' 3" (3.99m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

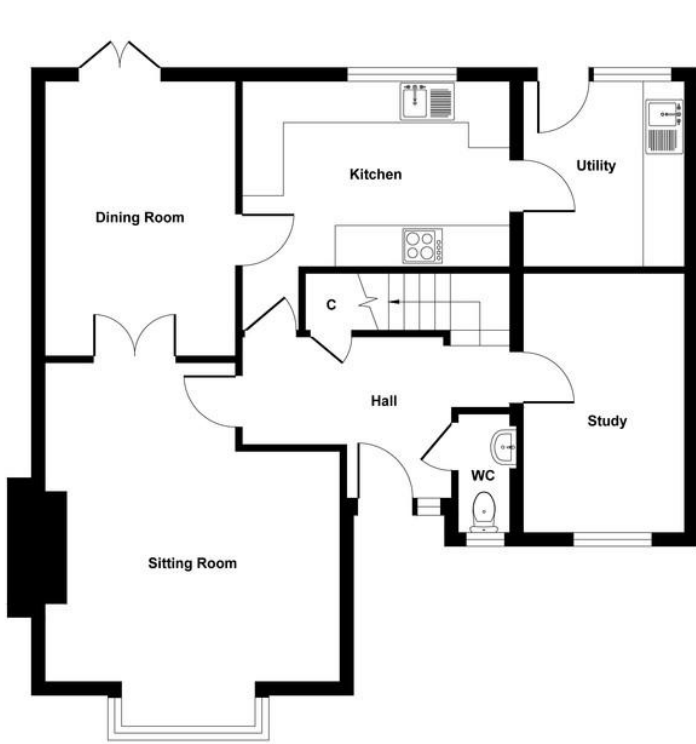
#### **OUTSIDE REAR**

Leaving the property via the dining room French doors, a large lawned garden can be found - boasting a tree lined rear aspect. A sweeping brick weave patio can be found providing the perfect space for entertaining and alfresco dining, with a central lawn and further patio to the right hand side which enjoys the afternoon sun. The garden is fully enclosed via timber panel fencing and gated access to side, whilst a useful storage shed is located to the side of the property.

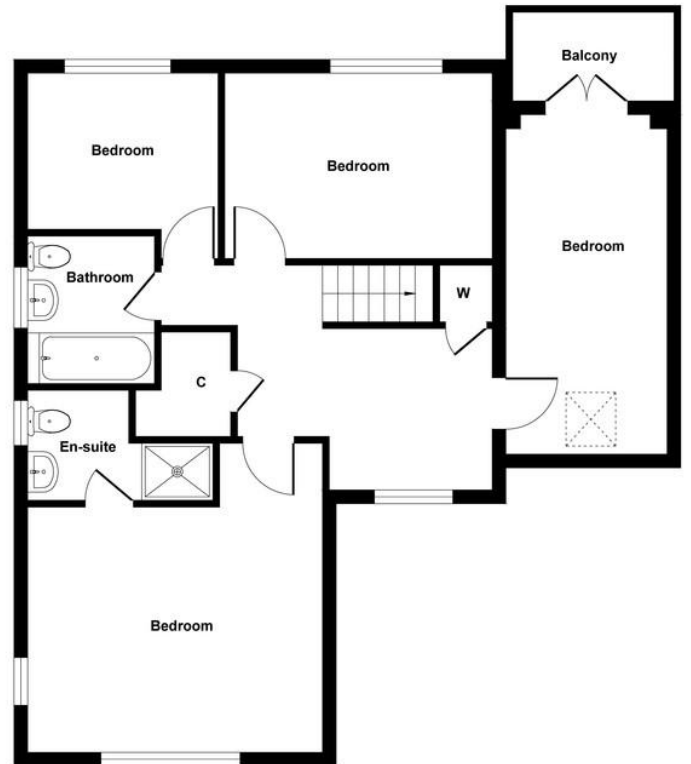
#### **DOUBLE GARAGE/STUDIO**

15' 11" x 15' (4.85m x 4.57m) Currently used as a studio with potential to reinstate the original up and over doors to front x2, and currently offering Kahrs oak flooring, uPVC double glazed door to side, fully insulated walls, power and lighting.





**Ground Floor**  
 Approximate Floor Area  
 789 sq. ft  
 (73.30 sq. m)



**First Floor**  
 Approximate Floor Area  
 780 sq. ft  
 (72.46 sq. m)

**Approx. Gross Internal Floor Area 1569 sq. ft / 145.76 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements