



## Haverscroft Close, Taverham, Norwich

Guide Price £325,000 - £340,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Family Home
- ✓ Sought After Location
- ✓ End of Cul-De-Sac Location
- ✓ Scope to Update & Remodel Kitchen
- ✓ Sitting/Dining Room
- ✓ Four Bedrooms
- ✓ Cloakroom & Modern Bathroom
- ✓ Off Road Parking & Garage

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

**STARKINGS  
&  
WATSON**





This four bedroom DETACHED FAMILY HOME has been MODERNISED by the current vendor, but with SCOPE for a potential purchaser to ADD THEIR OWN STAMP - with only the KITCHEN TO DO! The accommodation is MODERN, with ample space to entertain inside and out, with the SITTING/DINING ROOM benefiting from SLIDING PATIO DOORS to the rear garden where you step onto an area of patio which opens to the LAWNED GARDENS. The property is situated in a CUL-DE-SAC location, in the highly DESIRABLE VILLAGE of Taverham. The accommodation comprises an entrance area that opens to the SNUG/PLAY ROOM, inner hall, cloakroom and the aforementioned kitchen and sitting room. Heading upstairs, FOUR BEDROOMS are accessed off the landing, along with a FAMILY BATHROOM with three piece suite. An INTEGRAL GARAGE with parking to front can also be found.

#### 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 6LU), but to help you... Leaving out Costessey office on Norwich Road heading towards Drayton, continue to follow as it becomes Townhouse Road and turn right onto Folgate Lane, at the end of this road turn right onto The Street

and follow the road round the country bends until you reach Fakenham Road adjacent to an 'Applegreen'. Turn left and follow for about 3/4 of a mile and then turn right onto Windsor Chase and a final left hand turn onto Haverscroft where the property can be found at the end of the cul-de-sac on the right hand side.

uPVC entrance door to:

#### ENTRANCE PORCH

Wood effect flooring, radiator, cloak and boot storage space, uPVC double glazed window to front and side, door to:

#### SNUG/GAMES ROOM

10' 6" x 9' 9" (3.2m x 2.97m) Wood effect flooring, radiator, uPVC double glazed window to front, stairs to first floor landing with built-in under stairs storage cupboard, uPVC double glazed high level window to side, door to:

#### INNER HALL

Wood effect flooring, doors to:

#### CLOAK/UTILITY ROOM

6' 4" x 4' 3" (1.93m x 1.3m) Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs and flooring, space for washing machine, heated towel rail, uPVC obscure double glazed window to side.

#### KITCHEN/BREAKFAST ROOM

15' 5" x 9' 6" (4.7m x 2.9m) Fitted range of wall and base level units with complementary rolled edge 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 double oven, vinyl flooring, space for fridge freezer and washing machine, radiator, uPVC double glazed window to rear, uPVC obscure double glazed door to side.

#### SITTING ROOM/DINING ROOM

19' 2" x 11' 8" (5.84m x 3.56m) Wood effect flooring, radiator x2, uPVC double glazed sliding patio doors to rear garden, television and telephone points.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, thermostat heating control, loft access hatch, doors to:

#### BEDROOM

9' 7" x 8' 1" Max. (2.92m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe with sliding doors, smooth coved ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling.

#### DOUBLE BEDROOM

10' 9" x 8' 9" Max. (3.28m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear.

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12' 9" x 10' 1" (3.89m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to rear.

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13' 2" x 10' 1" (4.01m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe.

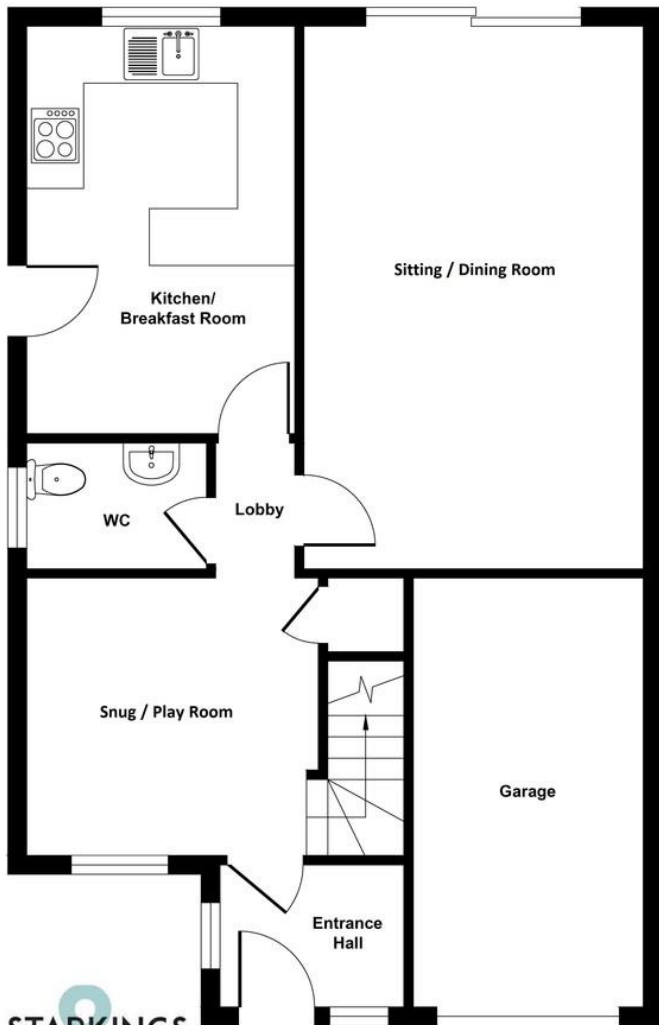
#### OUTSIDE REAR

Leaving the property via the sliding patio doors in the sitting room, the rear garden is laid to lawn with an area of patio. Timber panelled fencing can be found to the boundaries, with flowerbed borders. There is an aluminium storage building to one corner on a concrete base, with the garden enjoying an almost non-overlooked aspect. The current vendors have an area suitable for a Hot Tub (available by separate negotiation).

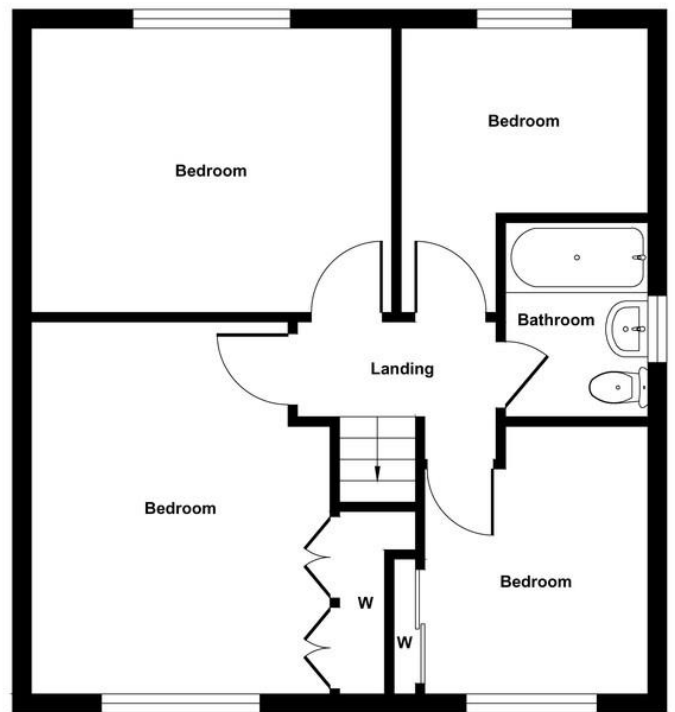
#### GARAGE

Up and over door to front, power and lighting.





Ground Floor  
Approximate Floor Area  
581 sq. ft  
(53.97 sq. m)



First Floor  
Approximate Floor Area  
507 sq. ft  
(47.10 sq. m)

**Approx. Gross Internal Floor Area 1088 sq. ft / 101.07 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 are 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

**Centralised Hub:**

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