

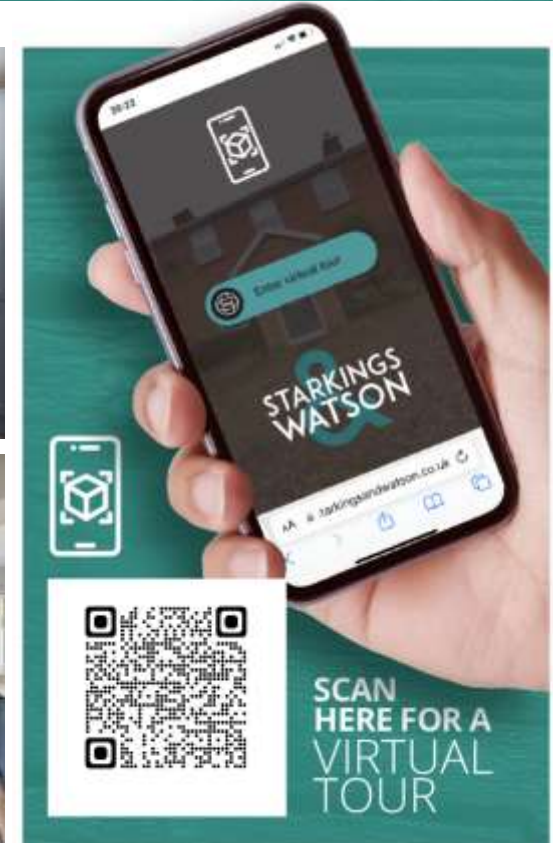
NIGHTINGALE DRIVE

# Taverham, Norwich NR8 6TR

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



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LETTINGS

# STARKINGS WATSON

- Detached Family Home
- Sought After Position in NR8
- Close to Schooling & Amenities
- Stunning Newly Installed Kitchen
- Open Plan Kitchen/Dining Room
- Luxury Vinyl Tile added to Ground Floor
- Split Level Landscaped Gardens
- Integral Garage & Parking to Front

#### IN SUMMARY

In close proximity to SCHOOLING and AMENITIES, this DETACHED FAMILY HOME has been RECENTLY REFURBISHED with a HIGH SPECIFICATION KITCHEN and newly installed LUXURY VINYL TILE FLOORING. At ground level there is the aforementioned KITCHEN, an OPEN PLAN SITTING/DINING ROOM, entrance porch and hall, CLOAKROOM and access to the INTEGRAL GARAGE. Upstairs, leading from the landing there are FOUR BEDROOMS and the FAMILY BATHROOM with a FOUR PIECE SUITE. Three of the bedrooms have BUILT-IN WARDROBES or cupboards. To the outside, NON-OVERLOOKED GARDENS can be found to rear, with parking to front for MULTIPLE VEHICLES.

#### SETTING THE SCENE

Set behind a low-level brick wall, there is a generous brick weave driveway providing off road parking for multiple vehicles. The driveway leads to the main property and single garage.

#### THE GRAND TOUR

Stepping into the entrance you find exposed brickwork from the garage, with uPVC double glazed windows to front and side. An obscure uPVC double glazed door takes you into the hall where you can first see the luxury vinyl tile flooring which runs into the open plan kitchen/sitting/dining room. There is also a personnel door to the integral garage and a door to the cloakroom which has a low-level W.C and hand wash basin with mixer tap and storage, finished with tiling floor to ceiling as a feature wall and splash back. As you enter the open plan space, turning left takes you to the sitting room which runs the full depth of the house, with uPVC double glazed windows to front and rear. French doors can be found in front of the dining area and then this space opens to the newly installed kitchen. The modern units at wall and base level are matt finished with display cabinets and a larder cupboard in situ. A light work surface runs across the base level cabinets with space provided under counter for washing machine, tumble dryer if required and a built-in dishwasher. An 'American' style fridge freezer is in situ currently which is available via separate negotiations. Upstairs, all rooms have fitted carpet, with two of the bedrooms facing to rear overlooking the gardens and trees beyond the boundary, and the other two looking over Nightingale Drive itself. Three of the bedrooms have built-in cupboards and there is a family bathroom which has been re-modelled creating room for a stunning four piece suite including a bath, shower cubicle, floating hand wash basin and a low level W.C.



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### THE GREAT OUTDOORS

After extensive landscaping in the rear garden, there is an area of shingle immediately outside this home which acts as a pathway to both side accesses. There is also space for a bistro set if you are looking to entertain in the shade, hiding from the sun. Beyond the shingle, there are raised beds with railway sleepers, a split-level lawn with steps connecting the two sections. Finally, there is a low level brick wall and further steps leading to an elevated entertaining space and the timber storage shed.

### OUT & ABOUT

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.

### FIND US

Postcode : NR8 6TR

What3Words : ///earphones.reclusive.visitors

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Currently the neighbouring property and our vendor have decided to remove the fence between them, allowing more space to bring bins to front and maintain their properties. There is a clear division of plot on the title and this fence can be re-instated if required.

**Disclaimer:** 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.

Price:



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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced bedroom (below 1.5m<sup>2</sup> x 2.1m)</p>	<p>(1) Excluding balconies and terraces</p>	<p><b>Approximate total area<sup>(1)</sup></b>  1218.72 ft<sup>2</sup>  113.22 m<sup>2</sup></p> <p><b>Reduced bedroom</b>  11.16 ft<sup>2</sup>  1.04 m<sup>2</sup></p>	
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