

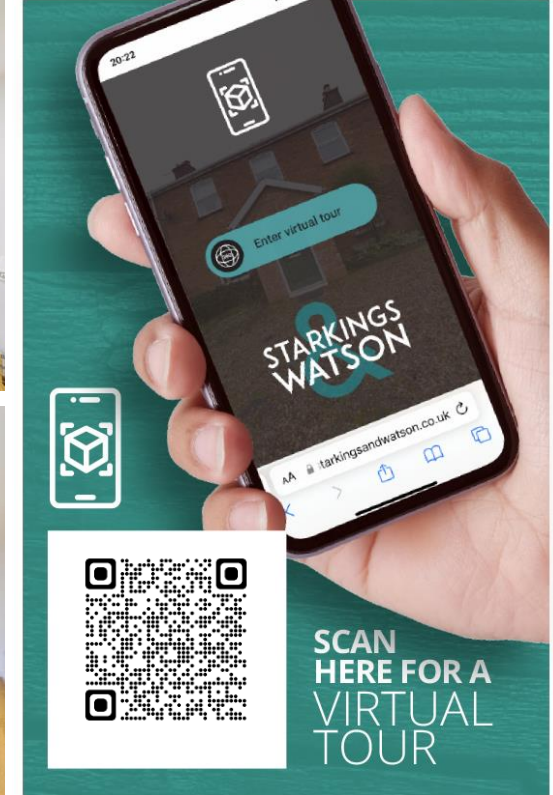
LLOYD ROAD

# Taverham, Norwich NR8 6LL

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Detached Chalet Home
- 30' Open Plan Living Space
- Utility Room
- Bathroom, Shower Room and En-Suite
- Five Bedrooms
- Driveway and Garage
- Landscaped and Manicured Rear Garden
- No Chain

#### IN SUMMARY

NO CHAIN. This stunningly refurbished and recently rejuvenated MODERN HOME offers style, quality and space in abundance! A brilliantly EXTENDED living accommodation makes this home a real gem. With HIGH QUALITY fittings throughout you will on the ground floor have the use of a WELL-LIT and OPEN PLAN sitting, kitchen and dining room with UTILITY ROOM coming off this space. THREE BEDROOMS are all served by the FAMILY BATHROOM with one of the bedrooms also having access to an EN-SUITE SHOWER ROOM. To the first floor off of the split landing are a FURTHER TWO BEDROOMS also being served by a separate SHOWER ROOM sharing the same level of quality. As you step out of the TRIPLE BI-FOLDING doors at the rear of the property you will find a WELL MANICURED and raised bed lined garden space perfect for hosting friends and family with ample OFF ROAD PARKING and GARAGE too.

#### SETTING THE SCENE

Set down this sweeping road the property is accessed through the new low level timber fence panelling giving access to the large shingled driveway suitable for multiple vehicles and granting access to the property as well as the garage.

#### THE GRAND TOUR

Stepping inside you will be met with a welcoming and open space filled with Oak internal doors giving access to multiple spaces and the stairs to the first floor. Turning to your right you will find yourself at the front of the property with the choice of two bedrooms both with newly laid carpeted flooring and uPVC double glazed windows to the front. The larger of the rooms benefits from a high quality en-suite shower room with walk in rainfall shower and tiled surround, sink with vanity storage, toilet and heated towel rail. before you enter these rooms and to your left you can access the family bathroom space with similarly fit four piece suite with shower, sink and vanity storage, toilet, heated towel rail and bath too all set out in a well thought out and spaced fashion. To the left of the stairs and sitting behind the bathroom is a third bedroom with carpeted flooring, uPVC double glazed windows and a gas fired radiators with inset wall space perfect for storage cupboards. Towards the back of the property, you enter the real star of the show in the form of a brilliantly designed and finished open plan living space. This comprises of sitting and dining room spaces leading to the kitchen. With a very well designed sky lantern pulling in bundles of natural light to this space as well as the triple bi-folding rear doors, window over the sink this space and high level window at the entrance one can really make the most of any chosen lay-out of soft furnishings to compliment the modern feel. The kitchen is set around a central island directly below the skylight, surrounded by ample base and wall mounted storage all topped with quartz work tops. In the kitchen you will have use of a multitude of integrated appliances such as an induction hob with extraction above, raised double electric ovens and a dishwasher all of which follow the theme of the



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property in being top quality items. The living space also grants access to the utility room also with quartz work tops, wall and base mounted storage and space for the tumble dryer and washing machine too. On the first floor landing with the same new carpets as the downstairs bedrooms you will find a further two bedrooms both being well-lit with uPVC double glazed windows and the same oak internal doors as downstairs. Both of these rooms are served by another high quality shower room with walk-in rainfall shower and tiled surround, sink with vanity storage, toilet and heated towel rail. The care and attention taken by the current owner throughout this project is clear to see as you walk around the accommodation.

### THE GREAT OUTDOORS

A large shingled driveway offers parking to both the front and side of the property as well as access to the up and over doors leading to the garage space, perfect for a workshop with lighting and electric inside. The rear garden is just as brilliantly finished as the interior with a well manicured lawn garden, raised planting beds line the rear fencing which has also been replaced by the current owner giving not only privacy but a modern straight edge feel to the garden space too.

### 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 6LL

What3Words : ///loopholes.tens.puff

### VIRTUAL TOUR

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

**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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**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1682.58 ft<sup>2</sup>  
 156.32 m<sup>2</sup>



**Floor 1**



**Ground Floor**

