

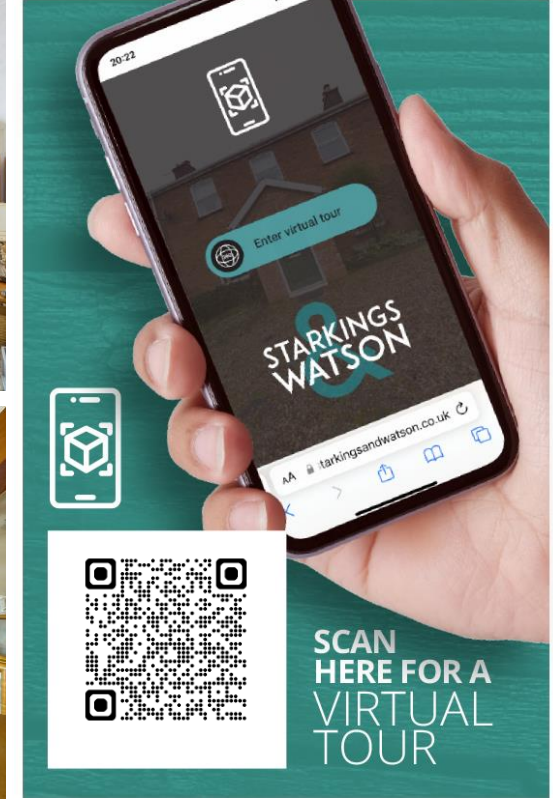
LLOYD ROAD

Taverham, Norwich NR8 6LL

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Semi-Detached Chalet Home
- Considerably Extended
- Separate 18' Sitting & 21' Dining Rooms
- Kitchen/Breakfast Room
- Utility Space & 11' Conservatory
- Three Double Bedrooms
- Manicured, Private Rear Garden
- Off Road Parking & Extended Garage

IN SUMMARY

NO CHAIN. This SEMI-DETACHED CHALET STYLE HOME is pleasantly situated on this quiet road with ample OFF ROAD PARKING and an extended BRICK GARAGE to the front. Internally the living space has been CONSIDERABLY EXTENDED meaning the property offers some 1581 Sq. Ft of accommodation in total (stms). This space includes an 18' SITTING ROOM, 21' DINING ROOM leading to an all uPVC CONSERVATORY, kitchen, ground floor SHOWER ROOM and covered utility space sitting between the home and the garage. THREE DOUBLE bedrooms are split over two floors, with the ground floor room currently being used as a STUDY and the main bedroom on the first floor having a sizeable WALK-IN WARDROBE. The rear garden is wonderfully maintained, with colourful planted borders and grass lawn all fully ENCLOSED.

SETTING THE SCENE

The property can be found tucked behind a low lever brick wall opening into the brick weave driveway suitable for multiple vehicles. A slightly raised

planting corner gives the frontage a stunning splash of colour to the front leading to the main access door and brick garage.

THE GRAND TOUR

Stepping inside, the main hallway leads you through the ground floor giving access to all parts of the home and an additional storage cupboard nearer the kitchen while the initial entrance is larger enough to work as a porch to hang coats and slip off your shoes before continuing on wards. First, to your left is the shower room with tiled flooring and part tiled surround this three piece suite offers a corner shower unit and additional vanity storage. The first of the three bedroom is located on the ground floor, with a large uPVC double glazed window overlooking the front garden, this space currently functions as a study but could be extremely versatile in its usage. The well-lit sitting room opens just beyond this, with a red brick feature fireplace and surround the large floor space allows for an array of soft furnishings while the generous 21' dining room sits just behind. Within this space the stairs for the first floor can be found, while the extended portion of this room makes the ideal formal dining space leading in to the all uPVC double glazed sunroom with French doors into the rear garden and electric heating. The kitchen offers an array of wall and base mounted storage plus an additional pantry style cupboard, set around ample work surface space with tiled splash backs. Underneath the counter tops there is additional space for appliances with plumbing for a dishwasher too. The space between the kitchen and garage has



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been converted over time to make a fully enclosed space with uPVC doors at the front and rear and additional plumbing for a washing machine with space for a tumble dryer creating a utility space. The first double bedroom occupies a rear facing aspect, with vaulted ceilings and carpeted flooring with a built in wardrobe too while the second room, almost identical in size, mirrors this room but with a front facing aspect and a surprisingly spacious walk-in wardrobe, potentially suitable for an en-suite conversion.

THE GREAT OUTDOORS

The rear garden is predominantly laid to lawn with colourful and well maintained planting borders to each side and the rear, a cacophony of colour surrounding the main part of the garden with smaller flagstone patio seating areas found both at the front and rear of the garden.

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 : ///overlaps.table.tactical

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.

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

Approximate total area¹

1581.11 ft²
146.89 m²

Reduced headroom

53.28 ft²
4.95 m²

