

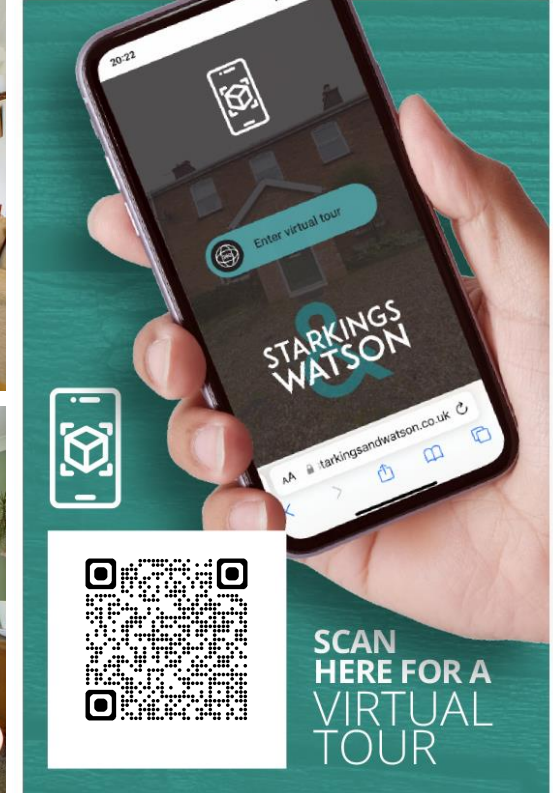
PENN CLOSE

# Taverham, Norwich NR8 6NL

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Detached Chalet Style Bungalow
- Walking Distance to Amenities
- Dual Aspect Sitting Room
- Up to Three Bedrooms
- Ground Floor Wet Room
- Off Road Parking & Garage
- Non-Overlooked Private Gardens

### IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, this detached CHALET style home enjoys an ELEVATED cul-de-sac SETTING with FAR REACHING VIEWS. With AMENITIES all within walking distance, the accommodation is arranged over TWO FLOORS, with potential for a GROUND FLOOR BEDROOM. The HALL ENTRANCE offers storage, with a DUAL ASPECT sitting/dining room, STUDY/BEDROOM, WET ROOM and fitted kitchen all downstairs. Heading up, TWO DOUBLE BEDROOMS lead off the landing, with built-in STORAGE and EAVES STORAGE. The GARDENS are NON-OVERLOOKED and PRIVATE, with a LARGE LAWNED AREA and useful GARAGE.

### SETTING THE SCENE

Set back from the road via a sweeping shingle driveway, mature hedging can be found to front. Ample off road parking and turning space can be found with access leading to the main property and adjacent garage. A shallow stepped entrance leads to the main entrance door, whilst gated access leads to the rear garden.

### THE GRAND TOUR

The front facing uPVC entrance door takes you to the hall entrance, creating an ideal meet and greet space, with stairs rising to the first floor landing and useful storage space below. The main sitting room can be found to your right hand side, centred on an open fireplace and dual aspect windows to front and rear - offering a light and bright setting. A ground floor bedroom or study is opposite with potential to use this versatile room for a number of uses. The ground floor wet room has been recently re-fitted to offer a neutral décor, with storage under the sink, shower area with non-slip vinyl flooring and low level W.C. Completing the ground floor is the fitted kitchen with a range of wall and base level units including space for general white goods and a gas cooker. Access leads out to the rear garden. Heading upstairs, the carpeted landing leads to the two double bedrooms, both benefiting from dual aspect windows to front and side, and a range of built-in storage cupboards and eaves storage access.

### THE GREAT OUTDOORS

The rear garden offers a fully enclosed lawned expanse with mature planting and shrubbery to all sides. A patio area leads from the main kitchen door with a low level gate leading into the driveway and garage. The garage itself offers an up and over door to front and a door to the side.

### OUT & ABOUT

The well served village of Taverham offers excellent facilities including schooling from first to high school,



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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 6NL

What3Words : ///releases.geese.widest

#### VIRTUAL TOUR

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

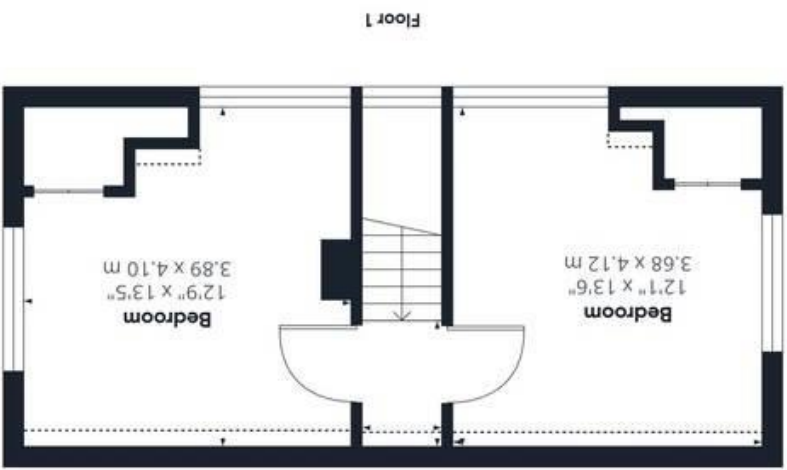
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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**GIRAFFE 360**

Calculations are based on RICS IPMS 3C standard.

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Reduced headroom:  
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>1</sup>**

945.27 ft<sup>2</sup>  
87.82 m<sup>2</sup>

**Reduced headroom**

189.77 ft<sup>2</sup>  
1.64 m<sup>2</sup>

