



Pendlesham Rise, Taverham - NR8 6XG



## Pendlesham Rise

Taverham, Norwich

Set within the popular Thorpe Marriott development, this TWO BEDROOM end terrace home is READY TO MOVE IN. Having been a SUCCESSFUL INVESTMENT, along with an enjoyable family home, this home is now ready for the next tenant to make it their own. The property benefits from an entrance hall, with access to the SITTING ROOM which has BUILT-IN STORAGE, and in turn into the KITCHEN/DINING ROOM which overlooks the LOW MAINTENANCE REAR GARDEN. Upstairs, there are TWO DOUBLE BEDROOMS, with BUILT-IN WARDROBES in one bedroom. To complete the accommodation, there is also a family bathroom. Externally, there is a PRIVATE GARDEN, with ACCESS to the GARAGE and a PARKING SPACE from the garden. The property has a MODERN GAS fired COMBI BOILER, and is DOUBLE GLAZED.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Home
- Spacious Sitting Room
- Kitchen/Dining Room with Garden Access
- Two Double Bedrooms
- Modern Gas Fired Combi Boiler
- Low Maintenance Garden with Garage Access
- Parking Space & Garage

The well served village of Taverham and development of Thorpe Marriott offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets, library and excellent transport links via car and bus, with the A47 within easy reach.

#### SETTING THE SCENE

The property is approached from Pendlesham Rise with an adjacent walkway providing access to the rear garden and garage. With a low maintenance frontage predominantly laid with shingle, with a patio walkway to the front porch with outside storage space. Vehicle access to the garage and parking space can be found from Rook Drive.



## THE GRAND TOUR

Upon entering, a carpeted staircase ascends to the first floor. To the right, the main reception room welcomes you with wood flooring, high-level coving, and ample natural light from uPVC double-glazed windows overlooking the front. This room also features a large radiator and a well-proportioned under-stairs storage cupboard. Moving through the property, the kitchen overlooks the rear garden and boasts a combination of wood-finished wall and base cabinets, integrating an oven, hob, and extractor. Space is provided for essential appliances and wood flooring continues underfoot. A doorway provides access to the rear garden, and the room comfortably accommodates a dining area.

Ascending the carpeted staircase, the landing grants access to the generous main bedroom, which features fitted carpets, a large radiator, and a custom-made walk-in wardrobe. The second bedroom also benefits from fitted carpets and a large window overlooking the rear. Completing the first-floor accommodation is the family bathroom, featuring tiled splashbacks throughout, a three-piece suite with a bath, overhead shower, and folding glass splashback.

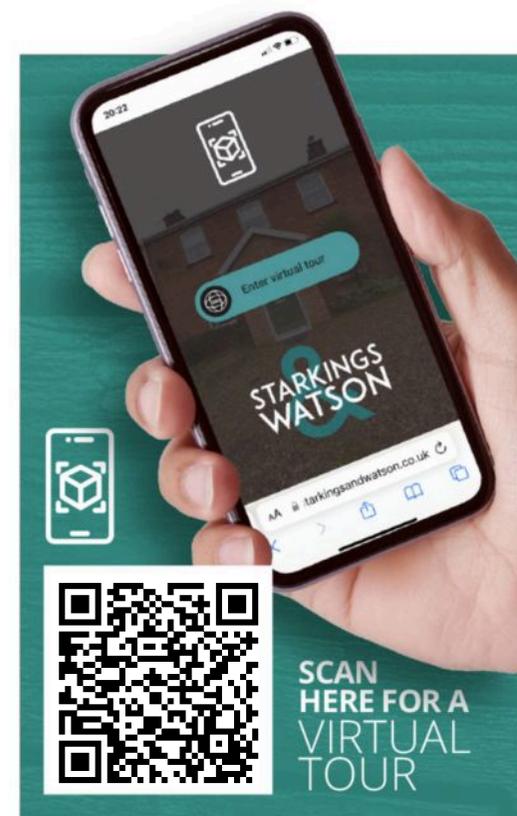
## FIND US

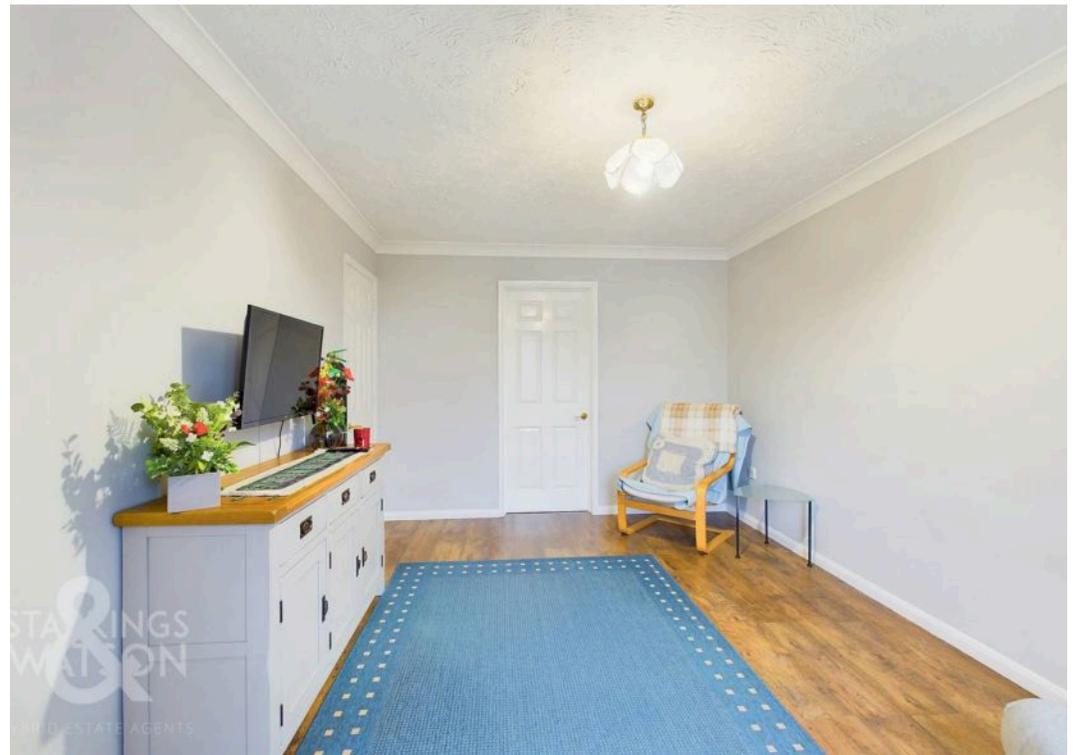
Postcode : NR8 6XG

What3Words : ///prude.glow.s.wool

## VIRTUAL TOUR

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







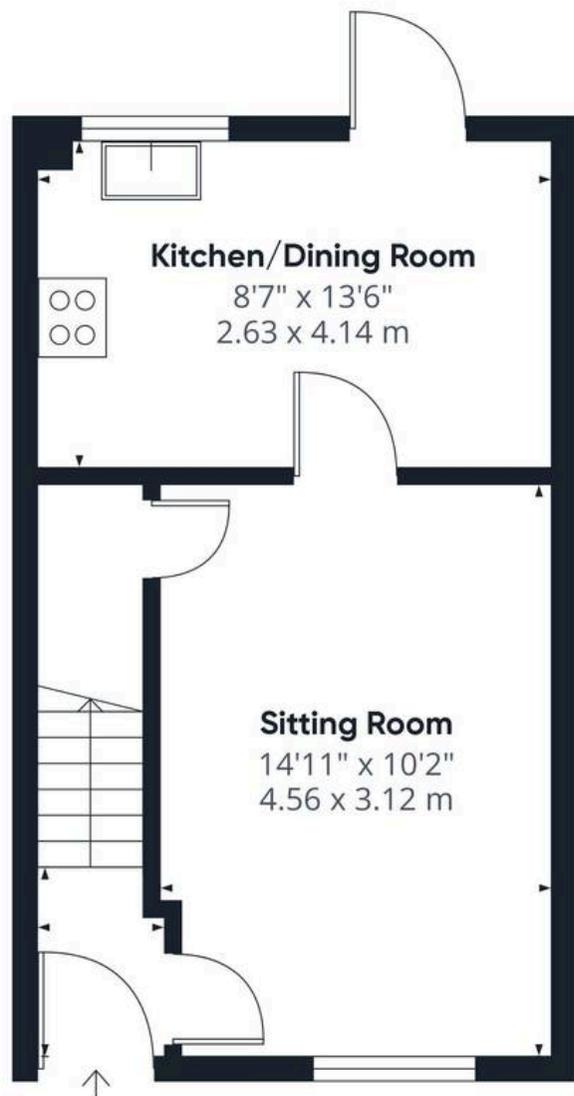
## THE GREAT OUTDOORS

Upon leaving the kitchen/dining room you are immediately greeted with a private and low maintenance rear garden. With a hard standing pathway separating the garden which is mainly shingle, the garden is all enclosed with timber panelled fencing, with space for a shed. Access is also provided to the garage.

**Garage**

**Allocated parking**





Ground Floor



Floor 1

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

602.99 ft<sup>2</sup>

56.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.