



Norgate Way, Taverham - NR8 6TX



Norgate Way

Taverham, Norwich

NO CHAIN! Positioned at the end of a QUIET CUL-DE-SAC, this property presents an IDEAL RENOVATION PROJECT, a blank canvas to make your own. Step into a spacious HALLWAY ENTRANCE with a convenient two-piece W.C and stairs to the first floor. The fully fitted KITCHEN offers INTEGRATED APPLIANCES, continuing to the open SITTING/DINING ROOM. Centred around a FEATURE FIREPLACE and boasting AIR CONDITIONING, flowing seamlessly into a charming CONSERVATORY, offering an abundance of natural light and sliding FRENCH DOORS to the garden. The ground floor also features a versatile STUDY ROOM with the potential for use as a FOURTH BEDROOM. Upstairs, THREE BEDROOMS open from the landing, offering a spacious feel and complimented by a FAMILY SHOWER ROOM. Stepping outside, the PRIVATE & ENCLOSED GARDEN boasts a TREE-LINED REAR ASPECT, creating a picturesque backdrop for outdoor gatherings. Convenient ALLOCATED PARKING and an EN-BLOC GARAGE provide ample space for vehicles and storage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Ideal Renovation Project
- Open Sitting/Dining Room
- Study Room with Potential for a Fourth Bedroom
- Three Bedrooms
- End of Cul-De-Sac Setting
- Private & Enclosed Garden with a Tree-Lined Rear Aspect
- Allocated Parking & Enbloc Garage

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 & NDR within easy reach.

SETTING THE SCENE

The property can be found set back from the road at the end of a quiet cul-de-sac, offering a low maintenance frontage laid to a flagstone patio and pathway leading up to the main entrance at the front of the property under an open porch.



THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers stairs rising to the first floor with integral storage beneath and a conveniently located two piece W.C. To the left, a door opens to the fully fitted kitchen, including a range of wall and base storage cupboards. Integrated cooking appliances including an oven, inset glass electric hob and extractor also feature, whilst under counter space is available for white goods including a washing machine and tumble dryer. At the end of the hall, a versatile study room can be found with potential for use as a fourth bedroom with a window looking out to the conservatory. Adjacent, the open sitting and dining room can be found, centred around an exposed brick feature fireplace and allowing for a range of soft furnishing layouts and formal dining with uPVC double glazed windows overlooking the garden. Double doors open to the enclosed conservatory with sliding French doors allowing access out.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors open to three bedrooms. The two larger bedrooms sit to the rear of the property with the main bedroom benefiting from air conditioning. The second double room includes uPVC double glazed windows, a radiator and fitted carpeted flooring. The third bedroom enjoys a front facing aspect. Additionally, a family shower room can be found at the end of the hallway, boasting a fully tiled surround and a wet room style with an open shower and a wall mounted heated towel rail.

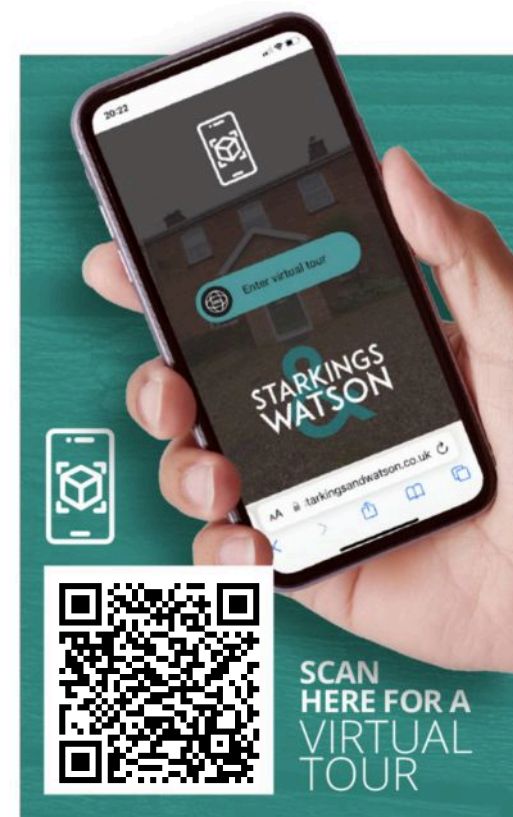
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VIRTUAL TOUR

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



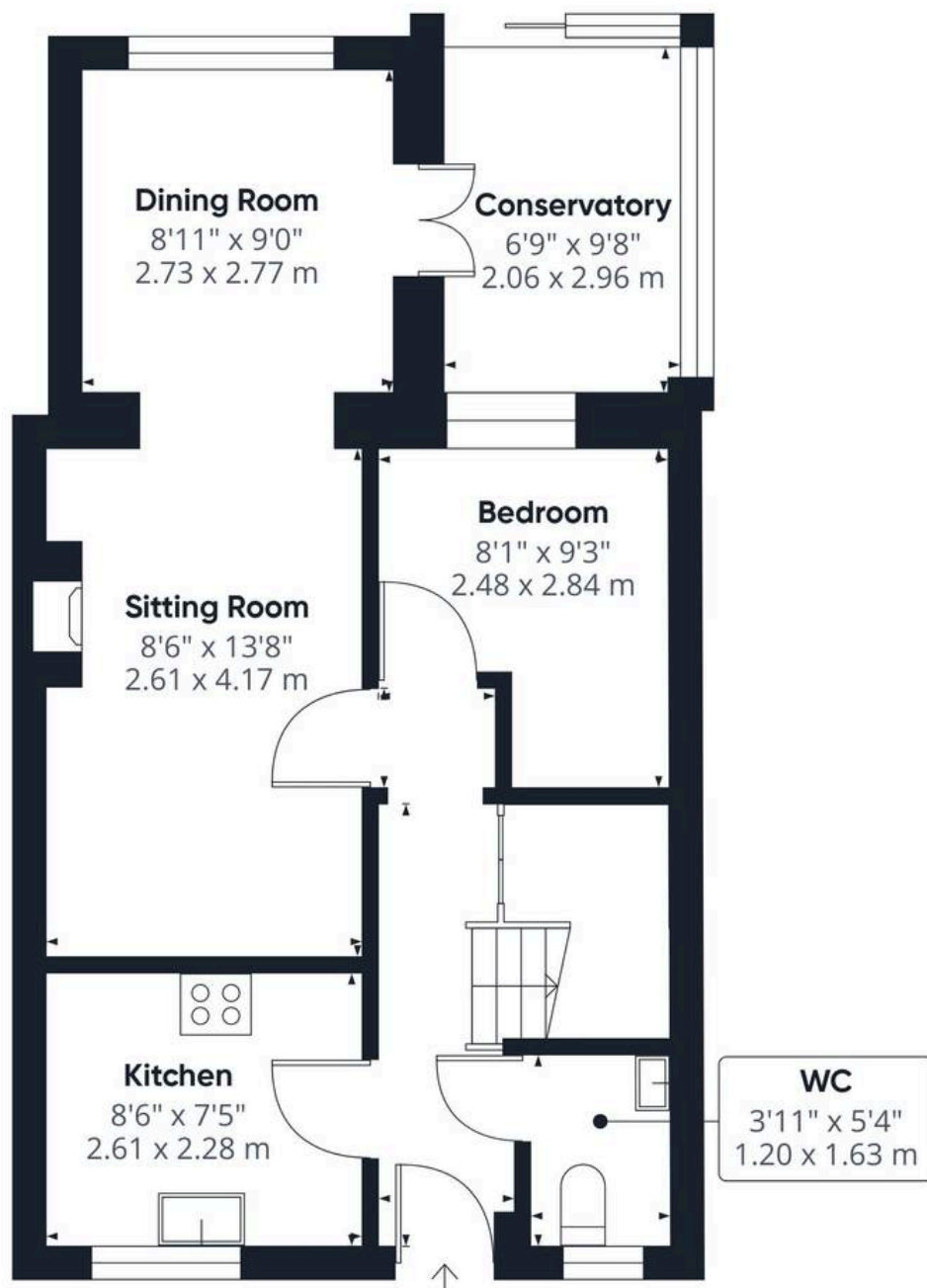




THE GREAT OUTDOORS

Stepping outside, the rear garden offers a tree-lined rear aspect, laid to a generous flagstone patio for a low maintenance. The garden is fully enclosed with brick walling and timber panel fencing with a wooden latch and brace gate leading out to the enbloc garage and allocated parking. The end of the garden hosts a colourful flower bed with well established plantings.





Approximate total area⁽¹⁾

822 ft²

76.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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