



**Kingswood Avenue, Taverham Norwich NR8 6GJ**

**welcome to**

**Kingswood Avenue, Taverham Norwich**

FOUR DOUBLE BEDROOM detached family home set in Thorpe Marriott. Close to Schools, Amenities and Northern Bypass.

Call the office to book your viewing today!



### **Entrance Hall**

Door to front, Marble effect tile flooring, radiator and stairs to first floor landing.

### **Lounge**

10' 8" Max x 17' 2" Max ( 3.25m Max x 5.23m Max )  
Double Glazed Window to front aspect, radiator, gas fireplace, and glass panelled doors to dining room.

### **Dining Room**

9' 1" Max x 10' 4" Max ( 2.77m Max x 3.15m Max )  
Radiator & double doors to conservatory.

### **Conservatory**

13' 7" Max x 18' 5" Max ( 4.14m Max x 5.61m Max )  
P-shaped conservatory with double glazed windows to all aspects, Laminate flooring with doors to rear.

### **Kitchen/Breakfast Room**

14' 7" Max x 18' 2" Max ( 4.45m Max x 5.54m Max )  
A range of wall and base units, one and half bowl stainless steel sink and drainer, space for dishwasher and oven. Two double Glazed windows to rear aspect, door to side aspect and door to integral garage. Currently converted for storage space.

### **Cloakroom**

WC, hand wash basin partially tiled splash back.

### **Landing**

Carpet Doors leading to 4 bedrooms, Family bathroom and storage airing cupboard.

### **Bedroom One**

13' 5" Max x 12' 5" ( 4.09m Max x 3.78m )  
Double glazed window to front aspect, radiator, fitted wardrobes. Laminate flooring.

### **En-Suite**

Shower, WC and hand wash basin, Laminate flooring and radiator.

### **Bedroom Two**

12' 3" x 8' 6" ( 3.73m x 2.59m )

Double glazed window to front aspect, Fitted wardrobe, Radiator.

### **Bedroom Three**

10' 2" Max x 9' 3" Max ( 3.10m Max x 2.82m Max )  
Double Glazed window to rear aspect, Radiator, Laminate flooring.

### **Bedroom Four**

8' 3" x 10' 8" ( 2.51m x 3.25m )  
Double glazed window to rear aspect, Laminate flooring, Radiator.

### **Bathroom**

Three Piece Suite, with electric shower over, with heated towel rail.

### **Outside**

Behind the house lies a private garden, predominantly a manicured lawn surrounding a patio, all edged by a low fence dotted with shrubs and other plantings.

At the front, an expanded driveway provides room for three or more cars and leads directly to the double-garage.

### **Store/Utility**

14' Max x 7' 5" Max ( 4.27m Max x 2.26m Max )



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welcome to

## Kingswood Avenue, Taverham Norwich

- FOUR DOUBLE BEDROOMS
- Close to Schools.
- Connections to all the main routes out of Norwich.
- PARKING FOR 3 CARS
- SPACIOUS LOUNGE DINER !

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HEL103466 - 0003

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