



**Beech Avenue, Taverham Norwich NR8 6HW**



**welcome to**

**Beech Avenue, Taverham Norwich**

Ripe for a developer or investor to renovate or purchasers seeking a project to make their own. Situated in the well regarded village of Taverham within walking distance of Taverham High School is this 3 bedroom detached bungalow on a generous plot with ample off road parking, carport and garage.



## Accommodation

Located in the desirable village of Taverham, we are delighted to offer for sale this three bedroom detached bungalow. Taverham is approximately 5 miles north-west of Norwich city centre and straddles the boundary of the neighbouring village of Drayton. Taverham features a number of schools for all ages; Ghost Hill Infant and Nursery School and Nightingale First School, Taverham Junior and Middle School, Taverham High School as well as the public, privately owned Taverham Hall School. The village has a variety of shops, a village hall, library, recreational park plus several takeaways and pubs whilst the nearby Taverham Nursery Centre offers a selection of garden, craft, jewellery and furniture shops. View now to fully appreciate the accommodation being offered.

This unique property sits on an extensive plot and features large front and rear gardens making it perfect for enjoying the sunny days to come. The property boasts three bedrooms, fitted kitchen, generous I-shaped lounge, an additional reception room and spacious hallway. Furthermore the property also benefits from a garage and carport attached to the side of the property. Perfect for anyone looking for single story accommodation situated within spacious grounds that they can make their own or for a developer looking for their next project!

## Entrance Porch

Sliding glass door to the front of the property and internal door into the entrance hall.

## Entrance Hall

Doors to lounge, kitchen, bedrooms 1, 2 and 3, toilet, bathroom and a door to the rear of the property.

## Lounge

22' 11" max x 18' 1" max (6.99m max x 5.51m max)  
L shaped room with open fire place, dual aspect room with double glazed windows to front and rear, radiator, service hatch to kitchen, television and telephone point, doors to entrance hall and second reception room.

## Dining Room/Second Reception Room

20' 8" x 9' 11" (6.30m x 3.02m)

Double glazed doors to rear, radiator, double glazed window to front, 2 secondary glazed windows to the side aspect.

## Kitchen

10' x 15' 1" (3.05m x 4.60m)

Comprising of fitted wall and base units with wok surfaces over, stainless steel sink and drainer, pantry space, plumbing for washing machine, radiator, door to entrance hall and service hatch to lounge, double glazed window to the rear of the property.

## Separate Wc

Comprising of a low level wc.

## Bathroom

Comprising of bath and a sink.

## Bedroom 1

9' 10" x 9' 10" (3.00m x 3.00m)

Built in wardrobes, radiator and a double glazed window to the rear aspect.

## Bedroom 2

12' 11" x 9' 4" + door recess (3.94m x 2.84m + door recess)

Built in wardrobes, radiator and a double glazed window to front aspect.

## Bedroom 3

7' 11" x 9' 5" + door recess (2.41m x 2.87m + door recess)

Radiator, double glazed window to front aspect and built in wardrobe.

## Garage

18' 1" x 9' (5.51m x 2.74m)

## Outside

To the front of the property there is a large shingle driveway leading to the property with lawn to the side and is full enclosed by hedging making it a nice private spot. This is complemented to the rear by a large rear garden enclosed by hedging with established trees and a small patio to the rear of the property. The plot measures in total 90ft wide x approx.150ft deep (STMS).



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Beech Avenue, Taverham Norwich**

- Extensive plot
- Excellent Location
- Detached Bungalow
- Scope For Modernisation & Improvement
- Developers Dream

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL101990 - 0007

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