



**Nightingale Drive, Taverham Norwich NR8 6TR**

**welcome to**

**Nightingale Drive, Taverham Norwich**

**\*\*FOUR BEDROOM DETACHED HOUSE\*\*** Positioned in one of Taverham's most desirable pockets. A fantastic opportunity to add value through modernisation. **\*\*PERFECT FOR INVESTORS\*\*** Don't miss out - Book you're viewing today!



## Accommodation

Positioned in one of Taverham's most desirable pockets, this four-bedroom detached home is a rare find for buyers looking to renovate. It balances a prime location with an expansive layout offers a fantastic opportunity to add value through modernisation. On the ground floor you are greeted by a welcoming entrance hall, following through to a well-proportioned kitchen, cloakroom and a spacious lounge and dining room which is currently used as an extra bedroom. This is complemented to the first floor by four double bedrooms and a family bathroom off landing. Externally front and rear lawns provide pleasant private garden areas. The single garage at the rear offers secure parking and extra storage.

Location: This quiet residential neighbourhood is surrounded by local schools and amenities; daily life becomes effortlessly balanced. The properties clean slate invites your personal style and vision, providing the ideal canvas for a tasteful renovation that reflects your unique character. With its enviable location in the sought-after community of Taverham.

Don't miss out - Book you're viewing today!

## Entrance Hall

External entrance door to front aspect, understairs cupboard, laminate flooring, radiator, doors to wc, kitchen, living room, and dining room. Stairs rising to first floor landing.

## Wc

Suite comprising low level wc, wash hand basin, and upvc double glazed window to front aspect.

## Kitchen

A range of wall and base units with work surfaces over, plumbing and space for washing machine and dishwasher, space for free-standing cooker, and fridge freezer, sink and drainer, upvc double glazed window and external door opening to side aspect.

## Living Room

Laminate flooring, radiator, electric fire inset into feature fireplace, upvc double glazed window to side aspect and sliding patio door to rear garden.

## Dining Room

Carpeted, radiator and upvc double glazed window to rear.

## First Floor Landing

Giving access to all four bedrooms, loft, storage cupboard and bathroom.

## Bedroom One

Laminate flooring, radiator, and upvc double glazed window to rear aspect.

## Bedroom Two

Carpeted, radiator and upvc double glazed window to rear aspect.

## Bedroom Three

Carpeted, radiator, upvc double glazed window to front aspect.

## Bedroom Four

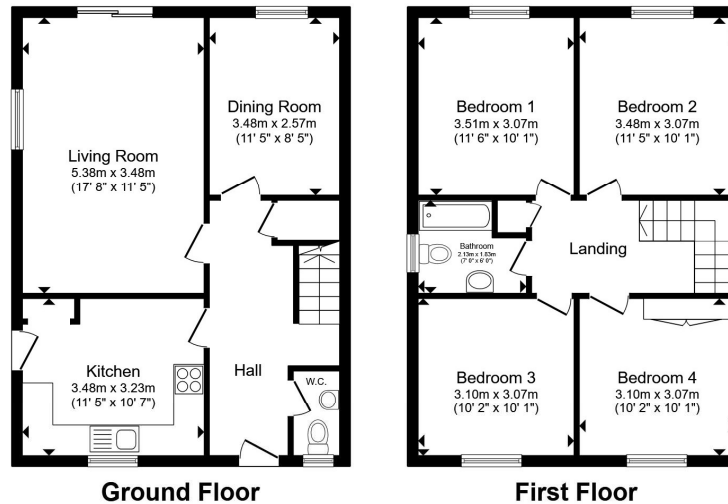
Carpeted, radiator and upvc double glazed window to front aspect.

## Bathroom

Suite comprising low level wc, with hand wash basin set into a vanity unit, partially tiled, heated towel rail, and upvc double glazed window to side aspect.

## Outside

To front of the property is mainly laid to lawn with access path leading to front entrance. This is complemented to the rear of the property, which is also mainly laid to lawn, and enclosed with access leading to garage.



Total floor area 107.8 m<sup>2</sup> (1,161 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
william  
h brown



**view this property online** [williamhbrown.co.uk/Property/HEL103474](http://williamhbrown.co.uk/Property/HEL103474)



welcome to

## Nightingale Drive, Taverham Norwich

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES.
- TWO RECEPTION ROOMS
- SINGLE GARAGE TO REAR

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

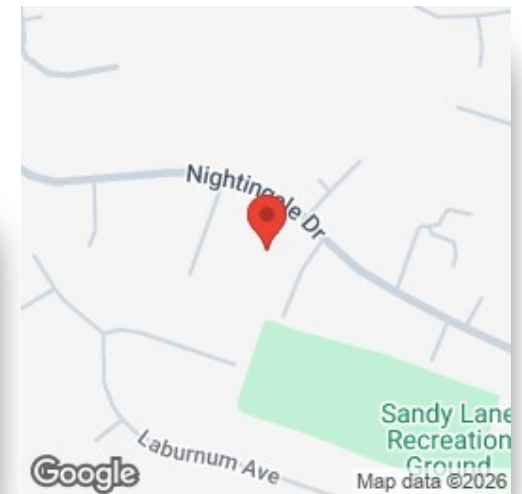
offers in excess of

**£300,000**



### directions to this property:

On entering Taverham from the Norwich direction, proceed along the Fakenham Road through centre of village, past Two Acres care home and turn left into Sandy Lane. Take the fourth left into Nightingale Drive.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HEL103474](http://williamhbrown.co.uk/Property/HEL103474)



Property Ref:  
HEL103474 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01603 487888**



[hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)



303 Reepham Road, Hellesdon, NORWICH,  
Norfolk, NR6 5AD



[williamhbrown.co.uk](http://williamhbrown.co.uk)