

# Arnolds | Keys



**12 Shakespeare Way, Taverham, NR8 6SJ**

**Guide Price £390,000**

- FOUR BEDROOM DETACHED HOME
- DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- CARRIAGE DRIVEWAY
- LARGE ENTRANCE HALL
- KITCHEN/ DINER
- DOUBLE GARAGE
- NO ONWARD CHAIN

# 12 Shakespeare Way, Taverham NR8 6SJ

\* NO ONWARD CHAIN \*

An impressive FOUR bedroom DETACHED family home, located on a quiet road in the highly sought after village of TAVERHAM. Boasting a SOUTH FACING REAR GARDEN, a large driveway, and a DOUBLE GARAGE, this superb property offers generous space both inside and out, making it an ideal home for growing families.



Council Tax Band: D



## **DESCRIPTION**

Built in 1968, this well presented family home is situated on a quiet residential road in the popular village of Taverham, close to local amenities and regular bus routes providing direct access into Norwich.

The accommodation is spacious with a large entrance hall leading to a downstairs cloakroom and a well proportioned kitchen/dining room, ideal for family life and entertaining. The generous lounge is double aspect with patio doors leading to the rear garden.

To the first floor are four bedrooms along with a family bathroom. Externally, the property benefits from a private, south facing rear garden, perfect for enjoying the sun throughout the day. Further features include a double garage and a driveway providing off road parking for several vehicles.

This is an ideal family home in a sought after location, offering space, privacy, and excellent transport links.

## **ENTRANCE HALL**

Entrance porch leading into the hall. Open tread pine stair case to first floor, carpet, obscured double glazed window to side.

## **CLOAKROOM**

Tiled floor, obscured double glazed window to side aspect, part tiles walls, WC and pedestal wash hand basin.

## **KITCHEN/DINER**

Tiled floor, double glazed window to rear aspect and glazed door to outside. Range of 'walnut veneer' wall and base units with work surface over and stainless steel sink and drainer. built in electric Zanussi cooker and halogen hob with extractor hood, built in dishwasher, washing machine and under counter fridge and freezer. cupboard housing warm air boiler.

## **LOUNGE**

Carpet, double glazed bay window to front aspect, double glazed window to side aspect and double glazed patio doors leading to the rear garden. Beamed ceiling and wood panelled feature wall. Electric fire set on a raised stone hearth with feature copper hood.

## **LANDING**

Pine floor boards and access to loft.

## **BEDROOM ONE**

Pine floor boards, double glazed window to front aspect, built in fitted wardrobes and cupboard with shelving and hot water tank.

## **BEDROOM TWO**

Pine floor boards, built in wardrobes double glazed window to rear aspect.

## **BEDROOM THREE**

Pine floor boards, double glazed window to rear aspect.

## **BEDROOM FOUR**

Pine floor boards, double glazed window to front aspect

## **BATHROOM**

Tiled floor, obscured double glazed window to side aspect, fully tiled walls WC, pedestal wash hand basin, panelled bath with electric shower over, radiator.

## **EXTERNAL**

To the left of the property there is a side access through a wooden gate. the front is landscaped with with shingle and mature shrubs. Tarmac carriage driveway giving access to the double garage and access to the rear garden. The south facing, private rear garden is enclosed by a brick wall and has a raised patio area, a lawned area and mature shrub and flower boarders.

## **GARAGE**

Power and light, up and over door and side courtesy door. Double glazed window to rear aspect. Access to bin store.

## **LOCATION**

Taverham is a highly sought after village, north west of Norwich, offering an excellent balance of village charm and modern family living, with excellent schools, local amenities, and easy access to the Norwich city centre. Surrounded by green spaces, including the River Wensum and Marriott's Way, Taverham provides a welcoming community with a strong local identity.

## **AGENTS NOTES**

This property is Freehold.  
Mains drainage, electricity, water and gas connected.  
Warm air heating system  
Council tax band: D Broadland District Council

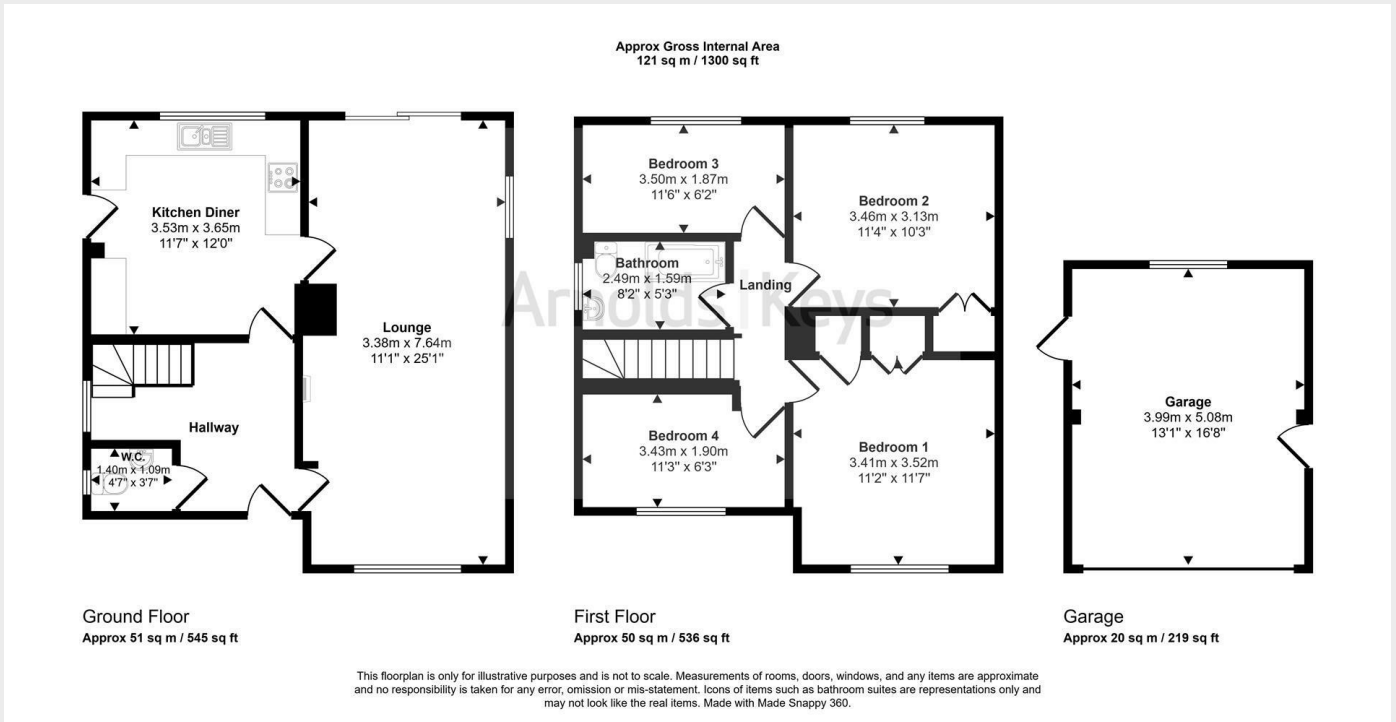


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

