



135 Kingswood Avenue, Taverham

£675,000 Freehold

Luxurious 5 bed detached house with mature garden & home office. Prime location, annexe potential, high-end kitchen, modern amenities & elegant design. Ideal blend of comfort & style, perfect for modern living.



websters.

Nestled in a prime location, this beautifully presented four/five bedroom detached house offers a remarkable opportunity for luxurious and comfortable living.

Upon arrival, you are greeted by a private driveway leading to ample parking, ensuring convenience for residents and guests alike. The property boasts a full wrap-around mature garden, providing a serene and private setting, perfect for relaxation and outdoor enjoyment.

Recently enhanced throughout and with a newly added home office, the property offers the added bonus of annexe potential, catering to the evolving needs of modern living. The principal suite is a true sanctuary, featuring a dressing area and en-suite bathroom, providing a retreat-like space for residents to unwind in style.

The heart of the home is the open plan kitchen/diner, thoughtfully



- Beautifully presented four/five bedroom detached house
- Private driveway & ample parking
- Full wrap-around mature garden
- Newly added home office with annexe potential
- Principle suite with dressing area and en-suite
- Open plan kitchen/diner
- Fully renovated to a high standard
- Prime location, close to schools and amenities



Entrance hall

A welcoming entrance hall that sets the scene for the rest of this beautiful property. The space features stylish wood-effect panel flooring, adding warmth and character from the moment you step inside. This inviting area flows seamlessly into the rest of the home, creating a sense of openness and comfort throughout.

Sitting room

18' 3" x 18' 2" (5.57m x 5.53m)

A truly magnificent main reception room, flooded with natural daylight from the windows to the rear aspect. The centrepiece of the room is a large electric fireplace, offering both warmth and aesthetic charm. This spacious area provides an inviting atmosphere, perfect for family gatherings or relaxation. There is also an entrance into the playroom, ideal for kids, as well as doors leading directly to the rear garden, creating a seamless flow between indoor and outdoor living.

Playroom

16' 0" x 11' 0" (4.87m x 3.35m)

Looking for a quiet corner of the house to unwind after a long day, or perhaps an extended lounge for the kids to play? This second reception room features herringbone vinyl flooring, creating a stylish and practical space. A large skylight floods the room with natural light, complemented by a window to the rear, making it a bright and airy retreat.

Kitchen/dining room

25' 11" x 19' 0" (7.90m x 5.80m)

A truly stunning open-plan living and entertaining area that has been beautifully opened up by the current owners, featuring an eye-catching kitchen island at the heart of the space. The modern, fully fitted kitchen has been superbly designed and crafted, creating the perfect environment for entertaining guests. It boasts underfloor heating and radiators, a full-length integrated fridge, separate integrated freezer, range cooker, dishwasher, and a large sink, offering all the essentials for a functional yet stylish cooking experience. A door to the rear allows for easy access to the outdoor space, seamlessly connecting the indoors with the garden.

Study

With wood-effect flooring, a radiator, and a window to the front aspect, this room makes for the perfect retreat. Whether used as a quiet study or a ground floor bedroom if required, it offers a versatile space to suit your needs.

Principle bedroom

17' 0" x 10' 5" (5.18m x 3.17m)

En-suite

10' 6" x 8' 6" (3.20m x 2.60m)

The en-suite has been completely modernised and updated, featuring underfloor heating and a luxurious roll-top bath, offering a perfect place to relax. Fully tiled walls and flooring create a contemporary and stylish ambiance. The sumptuous four-piece suite includes a freestanding bath, low-level WC, corner shower cubicle and sink basin.

Bedroom

17' 0" x 11' 5" (5.18m x 3.47m)

A double bedroom with two windows to the rear aspect, currently designed as a beautifully appointed child's bedroom. This bright and spacious room offers great potential to be transformed into a guest room or any other space to suit your needs. It also features double wardrobes and has doors leading to its own en-suite for added convenience.

En-suite

9' 2" x 6' 8" (2.80m x 2.03m)

The en-suite features a bath with an overhead shower, a toilet, and a sink basin. A frosted window to the front ensures privacy while allowing natural light to fill the space.

Bedroom

16' 6" x 8' 6" (5.03m x 2.59m)

A double bedroom with two windows to the rear aspect, currently configured as a beautifully appointed child's bedroom. The room is bright and spacious, offering plenty of potential to be used as a guest room or a versatile space to suit your needs.

Bedroom

10' 8" x 7' 6" (3.25m x 2.28m)

Another double bedroom laid with carpet, this room features a radiator and a window to the rear, allowing natural light to brighten the space.

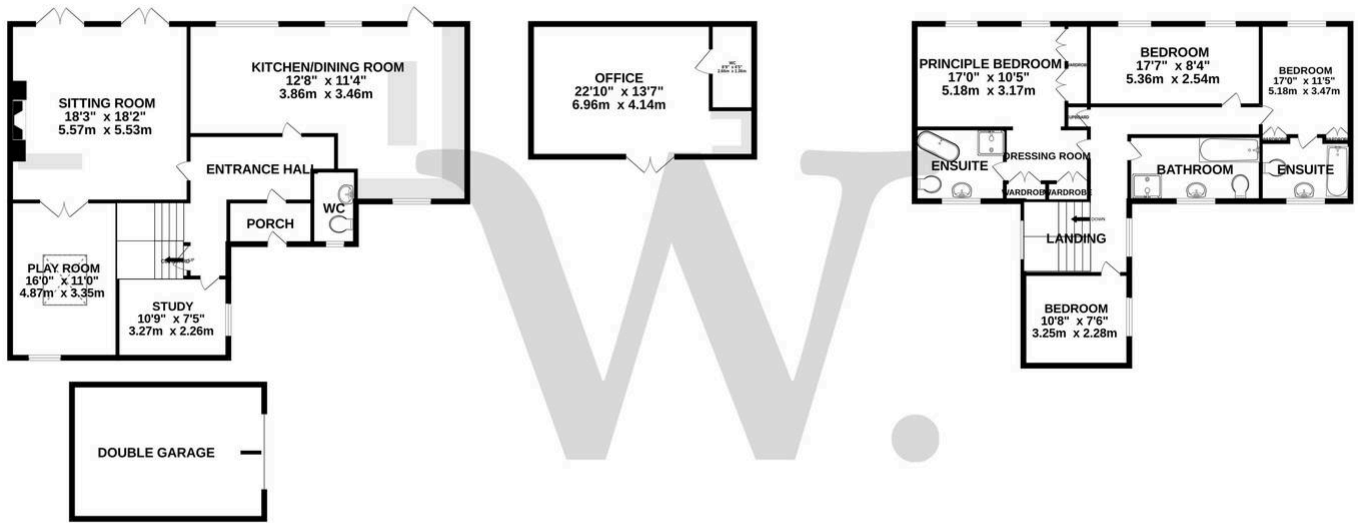
Bathroom

11' 10" x 7' 3" (3.60m x 2.20m)

The family bathroom has been completely modernised and updated, featuring fully tiled walls and flooring. It boasts a sumptuous four-piece suite comprising a corner bath, low-level WC, corner shower cubicle, and a delightful vanity unit. The addition of underfloor heating ensures comfort, while a window to the front brings in natural light, completing this luxurious space.

GROUND FLOOR
1832 sq.ft. (170.2 sq.m.) approx.

1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2823 sq.ft. (262.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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