



111 Kingswood Avenue, Taverham

Offers in Region of £325,000

websters.



111 Kingswood Avenue

Taverham, Norwich

We are delighted to bring to the market this well-presented three-bedroom detached family home, ideally situated in Taverham. Offered in good condition throughout, the property combines well-proportioned accommodation with a south-facing rear garden, single garage and driveway, making it an ideal choice for modern family living.

The accommodation begins with a welcoming entrance hallway, providing access to the sitting room, kitchen/dining room and downstairs cloakroom, with stairs rising to the first floor. The sitting room is a generous and comfortable space, featuring an attractive bay window overlooking the front aspect.

To the rear of the property is the kitchen/dining room, which benefits from a range of modern wall and base units, ample space for appliances and sliding doors opening directly onto the garden. This versatile room provides an excellent space for both everyday family life and entertaining.

The first floor offers three well-proportioned bedrooms, together with a family bathroom fitted with a three-piece suite.

- Newly installed boiler
- Impressive detached family home
- Welcoming entrance hall with convenient cloakroom

- Three well-proportioned bedrooms
- Elegant bay-fronted lounge
- Contemporary kitchen and dining room

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Externally, the front of the property features a shingle driveway providing ample off-road parking, together with access to the single garage, which benefits from an up-and-over door and useful storage above.

To the rear is a generous south-facing garden, predominantly laid to lawn with a separate patio area, providing an excellent outdoor space for relaxing and entertaining. The garden is fully enclosed by timber fencing, offering a good degree of privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

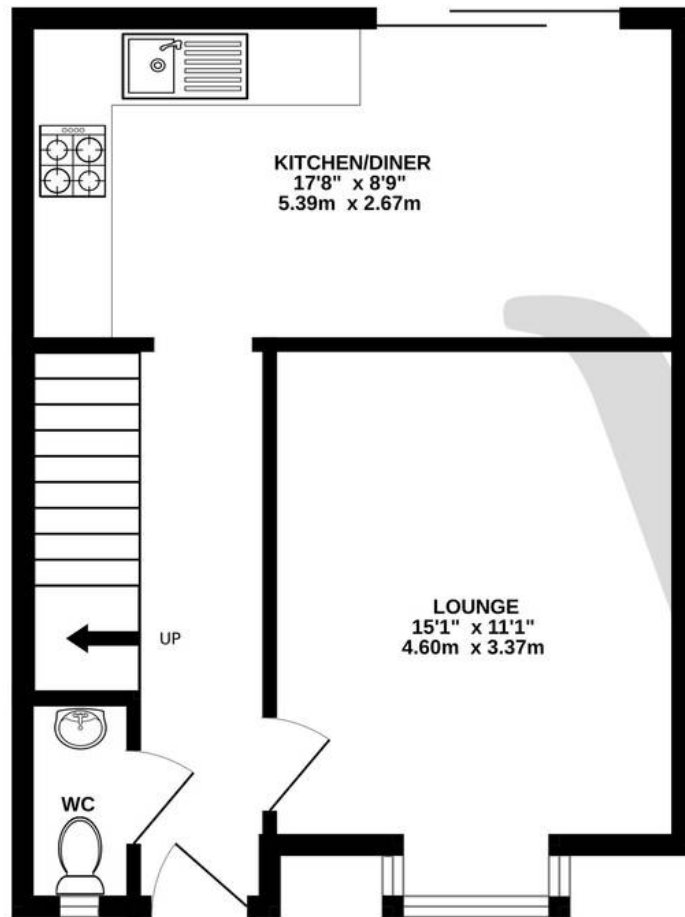
EPC Environmental Impact Rating: D

- Newly installed boiler
- Impressive detached family home
- Welcoming entrance hall with convenient cloakroom
- Three well-proportioned bedrooms
- Elegant bay-fronted lounge
- Contemporary kitchen and dining room
- Stylish family bathroom suite
- South-facing rear garden, ideal for entertaining and relaxing
- Private driveway and garage

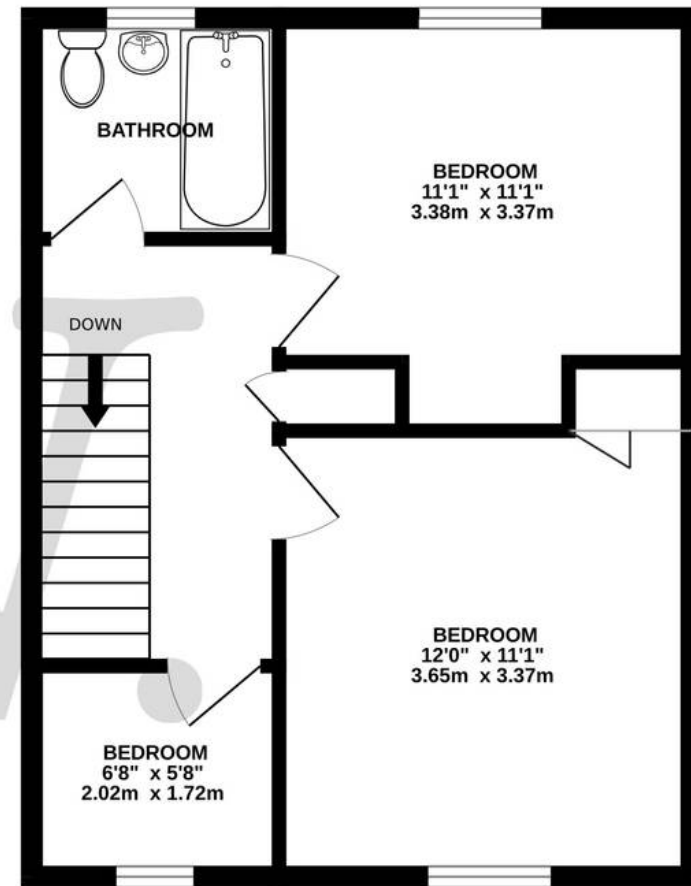


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GROUND FLOOR



1ST FLOOR



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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