



19 Seaforth Drive, Taverham

Offers Over **£250,000**

websters.

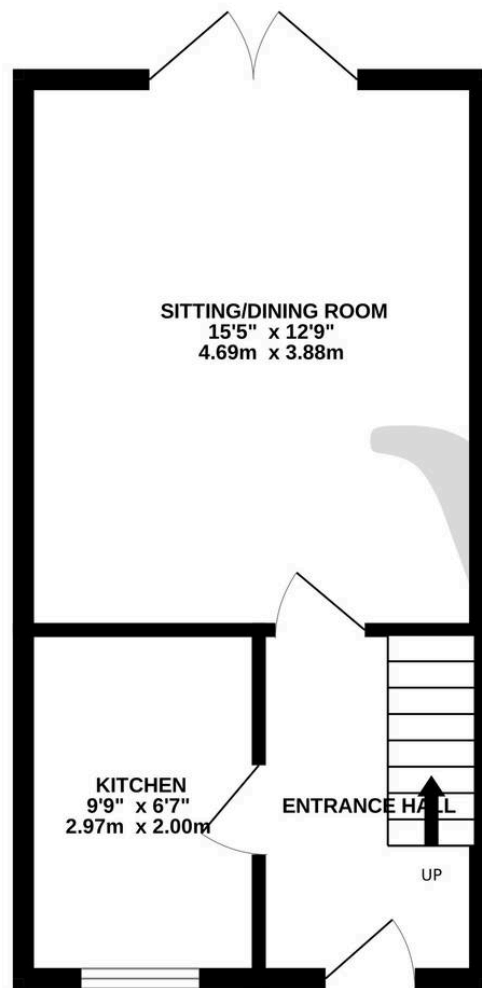
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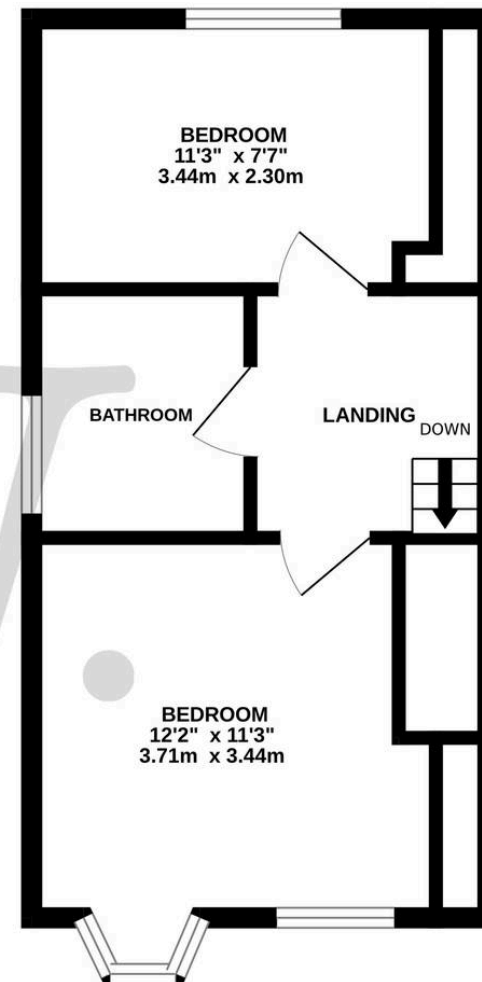




GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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INTRODUCTION

A modern two-bedroom semi-detached property offering approximately 650 sq ft of well-presented accommodation arranged over two floors. The property provides a practical layout with an entrance hall, modern fitted kitchen and a particularly good-sized sitting/dining room with French doors opening onto the rear garden. Upstairs are two bedrooms and a family bathroom, while outside there is off-road parking, a single garage and an enclosed rear garden with patio and lawn.

HOUSE

The property opens into an entrance hall with access to the principal ground-floor rooms and stairs rising to the first floor. The modern fitted kitchen provides a well-equipped workspace with a range of fitted units and work surfaces.

To the rear is a large sitting/dining room, providing an excellent everyday living and entertaining space with ample room for both comfortable seating and a dining table. French doors open directly onto the rear garden, creating a pleasant connection between the principal reception space and outside.

The first floor comprises a landing leading to two bedrooms and the family bathroom. The main bedroom is positioned to the front of the property, while the second bedroom overlooks the rear. The family bathroom completes the accommodation on this floor.

OUTSIDE

To the front, the property benefits from off-road parking together with a single garage, providing useful additional storage and secure parking.

The rear garden is enclosed and designed for ease of maintenance, with a small patio immediately adjoining the French doors from the sitting/dining room, creating a convenient space for outdoor seating. Beyond this, the garden is principally laid to lawn, providing a pleasant area for outdoor enjoyment.

LOCATION

Seaforth Avenue is situated within the popular village of Taverham, approximately seven miles north-west of Norwich. The area is well established and particularly well suited to those seeking a convenient balance between village amenities and access to the city.

Taverham offers a good range of everyday facilities, including local shops, supermarkets, cafés, schools and recreational facilities, with further amenities available in the nearby village of Drayton and at the nearby Broadland Business Park.

For commuters, Norwich is readily accessible via the A1067, providing a direct route towards the city centre and inner suburbs. The Northern Distributor Road also offers convenient connections towards the A47, A11 and wider road network.

The surrounding area provides a variety of opportunities for outdoor recreation, with the River Wensum and the countryside around Taverham and Costessey offering attractive walking routes. Norwich itself provides an extensive choice of shopping, dining, entertainment and cultural attractions, making this a well-connected location for both everyday living and leisure.

INFORMATION

- Local Authority: Broadland District Council, Band B
- Tenure: Freehold NK134331

EPC

- EPC: D (9380 - 2161 - 4600 - 4751)

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-reference-number> and enter in the above reference number. Alternatively, the full certificate can be obtained through Websters..

SERVICES

- Gas fired central heating
- Mains Electricity
- Mains Water
- Mains Drainage
- Broadband: FTTP (Fibre to the premises)

WHATTHREEWORDS

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