





House - End Terrace

12 PYEHURN MEWS, TAVERHAM, NORWICH, NR8 6XP

Price Guide

£220,000-£230,000

FEATURES

- End Terrace House
- Lounge
- Conservatory
- Bathroom
- Entrance Porch
- Kitchen/Dining Room
- Two Double Bedrooms
- Generous Enclosed Rear Gardens

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THINK PROPERTY

2 Bedroom House - End Terrace located in Norwich

Set within a quiet cul-de-sac in the charming Pyehurn Mews, Taverham, this delightful end-terrace home offers a superb blend of comfort, convenience, and peaceful suburban living. With two generous double bedrooms, it's an ideal choice for small families, couples, or anyone seeking a calm and well-kept home. Price Guide £220,000-£230,000.

A bright entrance porch leads into a cosy lounge, creating a welcoming space for everyday relaxation. The well-appointed kitchen/diner offers excellent room for family meals and social gatherings, flowing effortlessly into the conservatory—perfect for enjoying garden views throughout the year.

The generous south-facing rear garden is a true gem, offering a private outdoor retreat where you can bask in the sun or host summer barbecues. The garden provides plenty of room for children to play or for gardening enthusiasts to cultivate their green thumbs.

For those with vehicles, the property boasts off-road parking for two cars, ensuring convenience and ease of access.

This end terrace house in Taverham is not just a home; it is a lifestyle choice, combining modern living with the tranquillity of a suburban setting. With its excellent local amenities and transport links, this property is a must-see for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this charming house your new home call 01603 338433 to arrange your viewing.

Entrance Porch

With front entrance door, window to the side aspect and door to the Lounge.

Lounge

14'0" x 12'9"
With double glazed window to the front aspect, radiator, meter storage cupboard, door to the Kitchen/Dining Room and stairs to the first floor.

Kitchen/Diner

9'5" x 12'9"
Fitted with a range of wall, base and drawer units with rolled edge work surface over, tiled splash backs, sink drainer unit, space and plumbing for washing machine, built in electric oven, gas hob and extractor over. Wall mounted gas boiler, window to the rear aspect, radiator and door leading to the Conservatory.

Conservatory

9'1" x 11'1"
Built with brick base and double glazed windows, tiled floor and door leading to the garden.

Landing

With doors to all rooms and loft access.

Bedroom 1
9'10" x 10'0"
With a double glazed window to the front aspect, airing cupboard, built in wardrobes and radiator.

Bedroom 2
12'10" x 6'9"
With double glazed window to the rear aspect and radiator.

Bathroom
Fitted with a three piece suite comprising of panelled bath, low level w.c, wash basin and part tiled walls. Double glazed window to the side aspect and radiator.

Outside
The property is approached by a driveway providing off road parking and there is a paved path leading to the front door. The garden to the front features a small lawn and planted boarder. To the rear the generous garden features a patio area with side access gate out to the driveway. The main part of the garden is laid to lawn. Beyond the lawn there is a fenced off section of the garden that the current owners used to use as an allotment area with a variety of plants including a raspberry plant and a rhubarb plant. The garden is enclosed by timber fencing and there is also an outside tap.

Agents Note
The current owner did have planning permission for a single storey extension which included the removal of the current conservatory to the create a new kitchen and a Utility Room, Cloakroom and a Single Garage. However this has now lapsed.









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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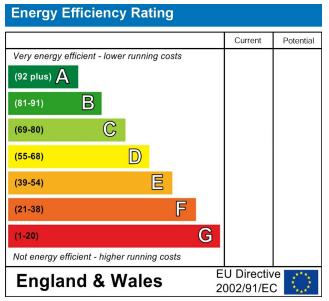
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