



185 Kingswood Avenue, Taverham

Norwich



Minors & Brady



Set within the highly regarded Thorpe Marriott area of Taverham, this executive detached family home offers stylish and versatile living in a peaceful residential setting. Immaculately presented throughout, the property combines generous proportions with a thoughtfully designed layout ideal for modern family life. The welcoming entrance hall leads to a bright sitting room with sliding doors opening onto the south-facing garden, creating a seamless indoor-outdoor flow. A separate dining room and a beautifully appointed kitchen/breakfast room provide excellent spaces for both entertaining and everyday living. The ground floor also features a study and a practical utility room, enhancing flexibility. Upstairs, four well-proportioned bedrooms include a superb principal suite with en suite shower room, complemented by a family bathroom. Outside, the landscaped garden offers an inviting haven with defined seating areas, perfect for relaxation or dining. With a detached double garage, ample parking, and close proximity to local amenities and schools, this outstanding home delivers the perfect balance of comfort, space, and location.

- Executive detached family home offering spacious and versatile accommodation
- Walking distance to local amenities including Lidl, Tesco, cafés, and takeaways
- Stylish kitchen/breakfast room with high-gloss cabinetry, integrated appliances, and LED lighting
- Generous sitting room with sliding doors opening onto the south-facing garden
- Excellent schooling nearby with Taverham High School and local primary schools close by
- Easy access to the NDR and A47, as well as Longwater Retail Park for further shopping and dining



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# 185 Kingswood Avenue

## The Location

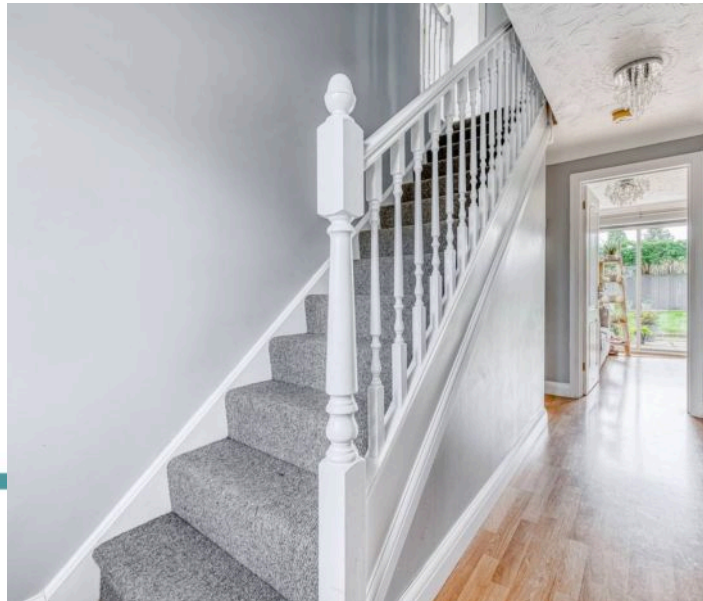
Situated in the sought-after area of Thorpe Marriott, Kingswood Avenue enjoys a peaceful residential setting surrounded by green spaces and community spirit. There's no shortage of outdoor spots to explore, with Marriott's Green and the scenic Marriott's Way offering excellent walking routes for dog owners and nature lovers alike.

Families can also enjoy Hinks Meadow, which regularly hosts children's football matches and community events in its hall, such as Rainbows and local gatherings.

Everyday conveniences are within easy reach, both Lidl and Tesco are walkable or a short drive away, along with a variety of takeaways perfect for a relaxed Saturday night in. Rovella Hair, a recently opened and thriving salon, offers a new go-to spot locally. For families, Taverham High School is within walking distance, while the wider Taverham and Drayton area provides even more amenities including primary schools, doctors, dentists, fuel stations, cafés, and local pubs (including two more nearby)

Commuting is simple, with easy access to the NDR and A47 via Ringland, which also lead to Longwater Retail Park, a firm local favourite for extra shopping, featuring Sainsbury's, Next, M&S and a range of other popular stores. Frequent bus routes run straight into Norwich city centre in around 20 minutes, or even quicker by car. Kingswood Avenue is the ideal base for families and professionals alike, offering everything you need right on your doorstep in a friendly, well-connected community.

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# 185 Kingswood Avenue

Taverham, Norwich

## Kingswood Avenue, Taverham

This exceptional executive detached family home offers spacious and versatile accommodation, presented to an excellent standard throughout. Thoughtfully designed, the property provides a superb balance of formal and informal living spaces, ideal for both family life and entertaining.

Entering through the front door, you're greeted by a welcoming hallway that sets the tone for the rest of the home. To the front, there is a study with a bay window, providing an ideal space for home working or quiet reading. A ground floor W.C. adds convenience.

The sitting room is a generous, light-filled space featuring sliding doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The dining room offers a separate area for family meals or entertaining guests, with easy access to the kitchen.

The kitchen/breakfast room is the true heart of the home, beautifully fitted with high-gloss cabinets, LED lighting and a range of integrated appliances. There's also ample space for a casual dining area, making it perfect for relaxed family breakfasts. A door from the kitchen leads to a useful utility room, offering additional storage and space for laundry appliances.



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Upstairs, there are four well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom. Several bedrooms feature built-in storage, enhancing practicality and space efficiency.

Outside, the property boasts a superb enclosed south-facing garden, attractively landscaped with a lawn, patio, and defined seating areas, ideal for outdoor dining or simply relaxing in a private setting. To the front, there is a detached double garage and a driveway providing excellent parking for multiple vehicles.

This outstanding home combines generous proportions, stylish finishes, and a beautifully designed layout, making it an ideal choice for those seeking executive family living in a desirable setting.

## Agents Note

Sold Freehold

Connected to all mains services.



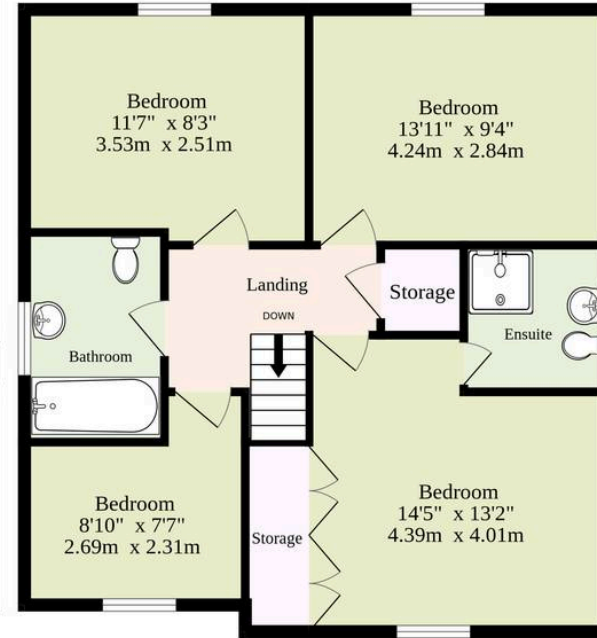
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Ground Floor  
1042 sq.ft. (96.8 sq.m.) approx.



1st Floor  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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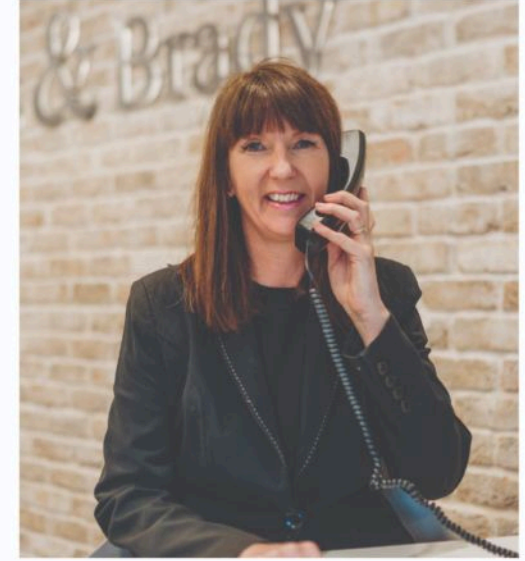
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Meet *Karol*  
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Meet *Claire*  
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*Your home, our market*



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