



THE STORY OF

89 Taverham Road

Taverham, Norfolk

SOWERBYS

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89 Taverham Road

Taverham, Norfolk
NR8 6SE



Highly Sought-After Road

South-West Facing Garden

Large Rear Terrace

Versatile Accommodation

Cleverly Extended

En-Suite to the Principal Bedroom

Parking for Several Cars

Character Features



SOWERBYS NORWICH OFFICE

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“We’ve found living here to be comfortable, homely and it is, certainly, loved.”

When the current owners were looking for a home 29 years ago to bring up their children, they were immediately taken by the large south-facing garden and terrace at 89 Taverham Road - somewhere they felt would be ideal to sit into the night enjoying those summer evenings. They have loved how quiet the location is, yet remains so

convenient with amenities in Drayton.

The vendors have many favourite spots in the property. These have included morning coffee whilst reading in the dining room - with views over the garden - or sitting in front of the fire in the sitting room on a cold winter's evening.



The locally renowned Marriot's Way is on the doorstep for cycle rides or country walks and at the end of Taverham Road is the superb and picturesque Taverham Mill and nature reserve. Taverham really is a perfect fusion of town and country.

Having had nearly 30 happy years in the property, the vendors have done a great deal of work over that time - extending it as their family have grown and it has catered perfectly for their needs.



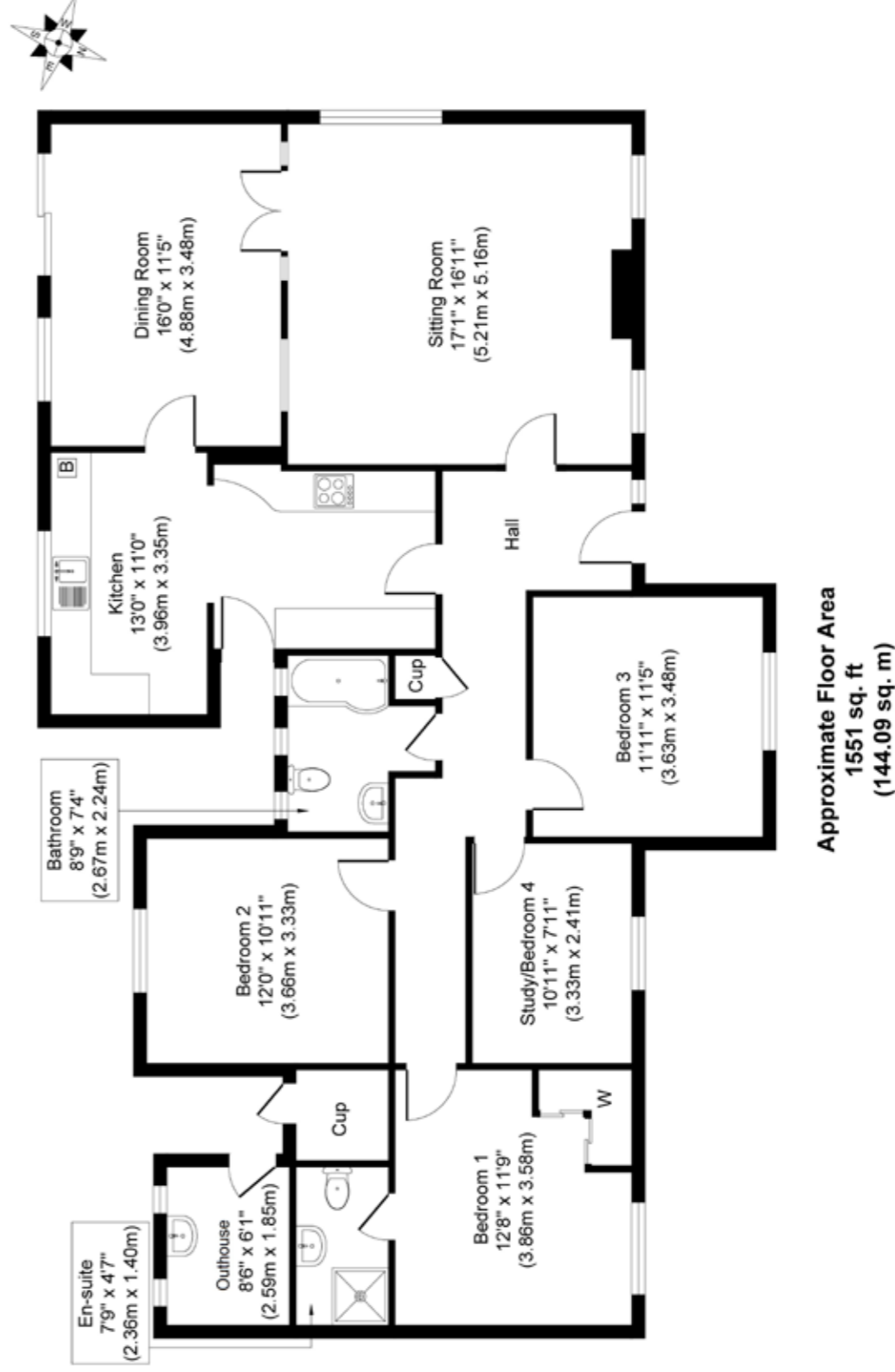
“The kitchen dining room offers a great family space - ideal too for a good read and a coffee.”

The garden has worked perfectly too accommodating a variety of pursuits over the years including growing vegetables and even housing chickens.

Although built in the 1950s and having substantially changed over the years, the vendors have been incredibly sensitive with the adaptations to the property ensuring it has not lost any of its character or charm. It is now time for a new family to enjoy some of the happiness they have had.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Taverham

IN NORFOLK
IS THE PLACE TO CALL HOME



Just six miles from the county capital, but a world away from the urban bustle, Taverham is a city commuter's dream,

with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

Local landmark Taverham Mill was once a major producer of paper which was used to produce The Times newspaper, Oxford English Dictionary and even banknotes for the Bank of England, before the mill's closure in 1899. Now the 100-acre site is a picturesque nature reserve with walks and four lakes fondly fished by anglers for carp, trench, roach, perch and pike.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

Past and present, education has played an important part in the village's history with a school established as early as the 13th century, and today there is an excellent choice of local primary and secondary schools along with a small independent, Langley Prep School.

With Norwich's shopping centres just a few miles away, the village has its own country shopping centre and garden nursery, along with a Tesco supermarket, GP surgery, chemist, library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities and excellent schools, it's easy to see why Taverham is as popular as the pollsters say.



Note from the Vendor



“Having a large garden for our children to grow up in has been perfect. It's been great for us and them to enjoy.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2713-9130-2502-0525

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



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