



THE STORY OF

# Heathwood House

*Taverham, Norfolk*

SOWERBYS

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# Heathwood House

120 Taverham Road, Taverham, Norfolk  
NR8 6SB

Immaculate Family Home

Idyllic Village Location with Excellent Access to City

More Than 2,000 sq. ft.  
of Impressive Accommodation

Large Driveway

Manicured Landscaped Gardens

Low Maintenance Home

Highly Sought-After Location

Large Integral Garage

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“A home which gave our sellers the space and versatility for family to visit, whilst being easy enough to maintain.”

A superb detached family home in arguably one of the most sought-after residential roads within Taverham. Heathwood House has been the subject of a complete renovation and extension programme by the current vendors since their purchase in 2012, and now offers spacious and superbly presented accommodation.

Open the front door to the entrance hall which provides access to all principal rooms. To the front is a snug with a gas-fired burner and the kitchen/dining

room is also to the front and both are south-facing. Fitted with an attractive and comprehensive range of shaker-style units, there are also integrated appliances, quartz work surface, and there's a substantial central island unit.

An excellent double aspect sitting room, with bi-folding doors, offers great access and views to the rear garden. However, one key component of this property is the outstanding utility room which provides ample handy space, then off this is a wet room.



“This is an incredibly versatile home.”





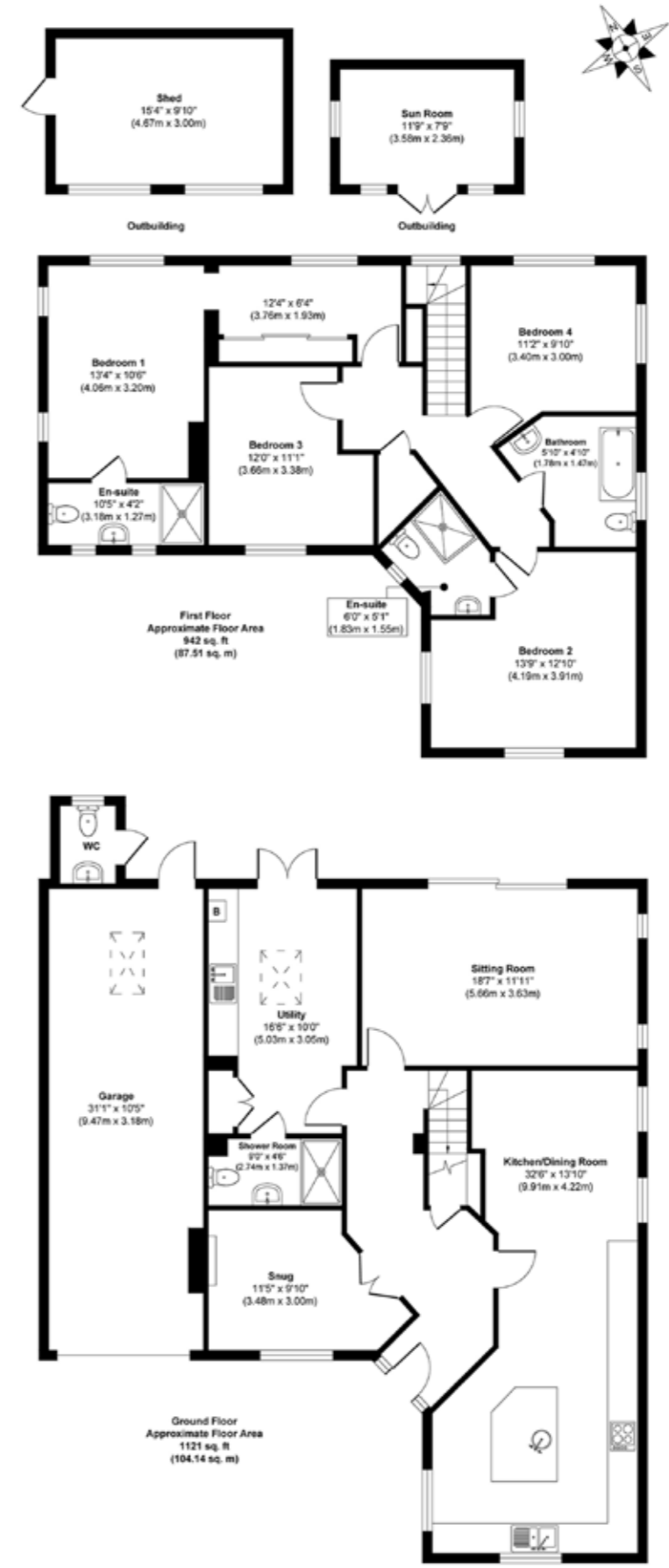
Back in the hall the oak staircase, with glass balustrade, rises to the first floor landing. The principal bedroom suite is to the rear with an excellent en-suite shower room. Adjoining, but also opening from the landing, is a spacious dressing room with a range of fitted wardrobes. The south facing guest bedroom is to the front of the home and also has an en-suite shower room. There are two further double bedrooms and a well-appointed bathroom.

Approached from Taverham Road, you access this stunning home via electric double gates leading to a gravel driveway and tandem garage, together providing ample parking. At the rear of the garage is also an external gardener's WC.

“The landscaping of the garden has given our clients a favourite place to enjoy.”

In addition to the interiors, our sellers have completely landscaped the rear garden. Immediately to the rear of the home is a paved terrace for alfresco dining. Steps lead to the upper areas which are laid predominantly to lawn with a pergola, and established borders. The garden has the option to be divided from the terrace by a glass balustrade, which currently isn't installed but there are the glass and fittings for it. There is also a large shed and an excellent garden room.





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 Sowerbys



There are many pleasant areas in Taverham.

“The city is on the doorstep but Taverham itself has a thriving community.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 9365-3004-6207-9749-5204

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.

## LOCATION

What3words: ///awesome.sundial.tape

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