



THE STORY OF

87 Laburnum Avenue

Taverham, Norfolk

SOWERBYS

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87 Laburnum Avenue

Taverham, Norfolk
NR8 6JY

- Four Bedroom Detached Home
- Peaceful and Attractive Setting
- Highly Convenient Location
- Open Plan Living Options
- Large Driveway and Garage
- Immaculately Presented Throughout
- En-Suite to Principal Bedroom

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“A peaceful and beautiful home,
with lovely surroundings.”

Nestled at the end of a quiet and attractive cul-de-sac, this delightfully well-presented home offers highly versatile accommodation filled with natural light. Much more than what meets the eye will greet you at this home, with accommodation flexible enough to accompany the ever-changing demands of a modern family life, alongside pleasant far-reaching elevated views and all the benefit of a woodland setting and its outlook - to the rear.

A sweeping brick weave driveway flanks the landscaped and thriving garden and leads to the front door, behind which the welcoming hallway beckons you all the

way to the rear of the home, where you'll find the delightfully bright and open plan kitchen/breakfast room.

A wealth of cabinets and workspace surround the dining table and make for a sociable space to enjoy the company of others and pleasant views of the rear garden. The impressive sitting/dining room stretches the entire length of the home and provides further versatile and semi-open plan reception space. Yet more flexibility is found in the ground floor study, currently an ideal home office, but, with a bathroom immediately next door, this room would make for a highly functional ground floor bedroom.

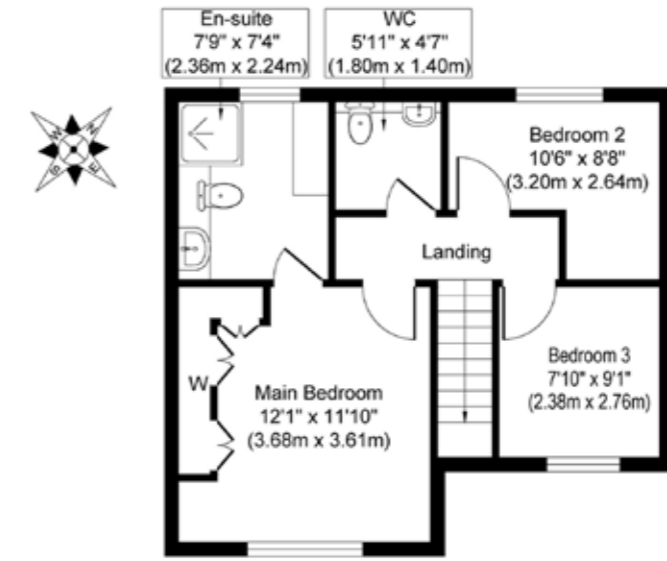


The first floor is home to the three additional bedrooms. An opulent principal suite boasts a wealth of integrated storage alongside a well-appointed and large shower room en-suite. The two further bedrooms are well-served by the central WC.

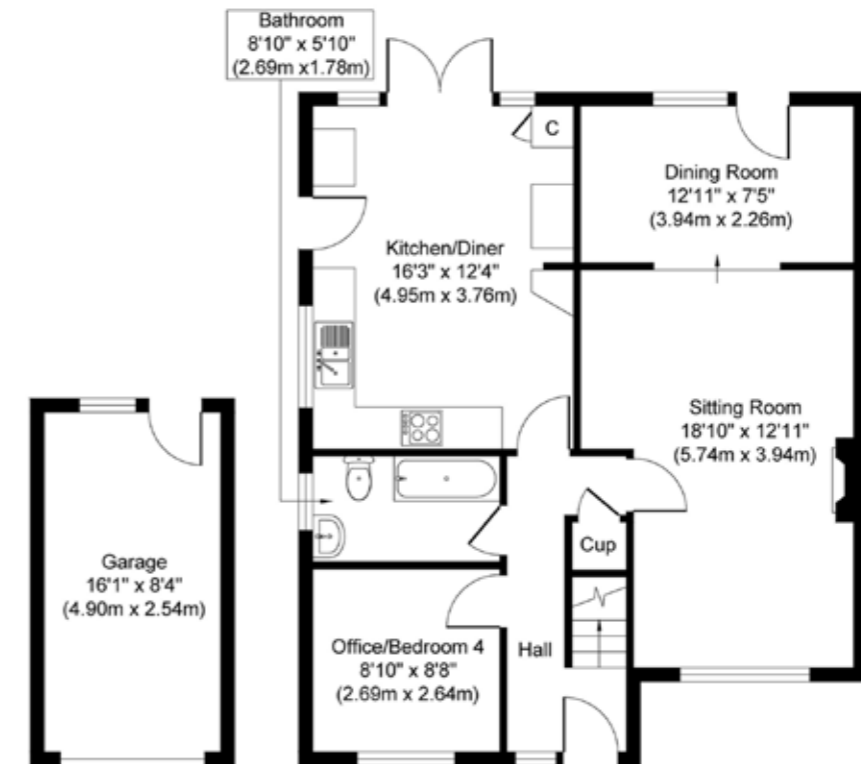
“There’s a lovely bedroom view of the ancient woodland.”

Outside, in addition to the pristine front garden, the rear garden provides a calming oasis with a wealth of features. The sun terrace can be accessed directly from the dining room and kitchen, leading to a raised manicured lawn, interspersed with mature and thriving flower beds, a beautiful dining terrace and even space for a summer house at the rear of the garden.





First Floor
Approximate Floor Area
431 sq. ft
(40.04 sq. m)



Garage
Approximate Floor Area
134 sq. ft
(12.44 sq. m)

Ground Floor
Approximate Floor Area
739 sq. ft
(68.65 sq. m)

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.

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



We've loved the quietness of the avenue, and enjoying any nearby birdsong."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0571-2803-7136-2800-1301

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: ///cuddled.detail.typed

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SOWERBYS



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