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THE STORY OF

9 Oaklands

Taverham, Norfolk

SOWERBYS

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9 Oaklands

Taverham, Norfolk,
NR8 6TY

- Well-Appointed Modern Home
- Excellent Sitting Room with Gas Fire
- Snug/TV Room or Playroom
- Useful Study/Home Office
- Well-Fitted Modern Kitchen/Breakfast Room
- Utility Room and Cloakroom
- Fine Garden Room
- Four Bedrooms and Family Shower Room
- Integral Garage
- Corner Plot with Mature Garden

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“9 Oaklands provides a welcome haven from the busyness of everyday life...”

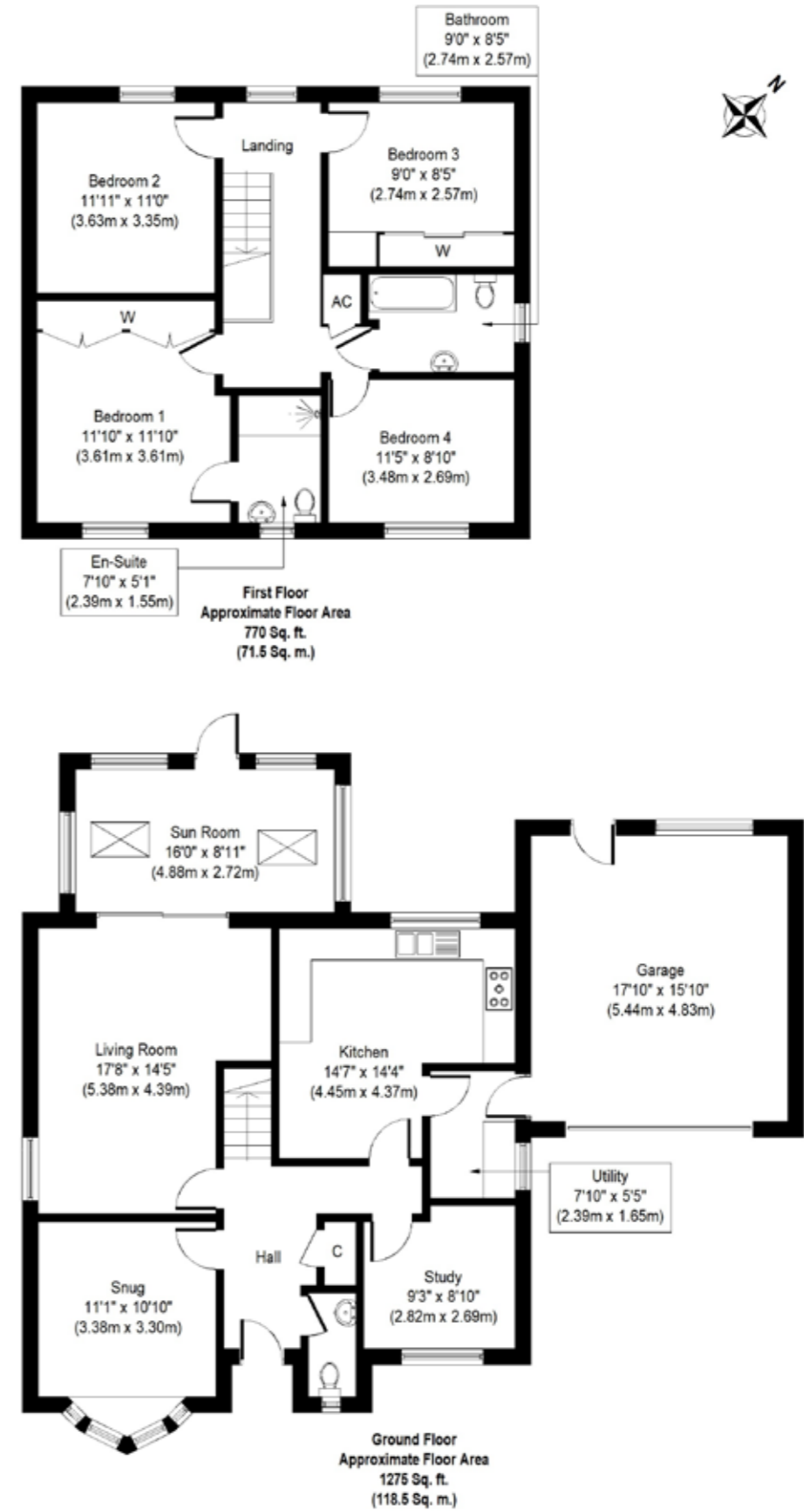
In a residential cul-de-sac setting, the corner plot of 9 Oaklands sits tucked away, whilst being well-placed for access into Norwich and further afield. This well-balanced home offers excellent reception rooms, including a well-fitted kitchen/breakfast room, providing plenty of space to escape the busyness of daily life.

The spacious sitting room features a wood-burner style gas fire, creating a cosy atmosphere for nights in, whilst the garden room offers beautiful views of the garden and serves as a perfect dining or relaxation area. Additionally, there is

a second reception room which can be used as a snug, TV room, or playroom. The study is versatile and ideal for those who work from home. The kitchen is well-equipped with ample storage and preparation space. Completing the ground floor are a cloakroom, utility room, and access to the integral garage.

Upstairs, the first floor offers four good-sized bedrooms and a family shower room. The bright and airy accommodation ensures plenty of space for family and guests alike.





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.

Outside, the front of the property provides plenty of parking on the driveway, with access to the integral garage. There is also a lawn with a central specimen tree providing a lovely canopy. At the rear, the corner plot adds interest to the mainly laid-to-lawn garden, which features a variety of specimen trees, a sun terrace, and gated access to the front.

Generously proportioned with bright and airy accommodation, and a location which provides the best of both worlds, the new owner of 9 Oaklands is sure to find the ultimate low maintenance, relaxing lifestyle here.



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



Waterways at Taverham Mill

“Taverham offers a perfect blend of country and city life...”

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SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8098-9411-2729-3807-7273

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: ///imparting.then.routine

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