



THE STORY OF

# 24 Lloyd Road

*Taverham, Norfolk*

**SOWERBYS**



THE STORY OF

# 24 Lloyd Road

Taverham, Norfolk  
NR8 6LL

Striking Modern Home

Highly Desirable Location

Fastidious Renovation and Extension Project

Superb Open Plan Living

Top Specification Throughout

Five Bedrooms

Versatile and Low Maintenance Accommodation

Ground Floor Bedrooms Options

Large Driveway and Garage

Sprawling Manicured Lawn

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“We have renovated the whole house to create a modern, accommodating and efficient home.”

Nestled within a highly desirable residential drive, this superb family home boasts impeccably renovated and extended interiors alongside superb versatile accommodation stretching to more than 1,500 sq.ft.

The generous proportions, ground and first floor bedroom options, detached garage and generous plot ensure this is a high-class home which promises the adaptability needed to accompany the ever-changing demands of a modern day life.

Unquestionably the star of the accommodation is the expansive open plan lifestyle room with space enough to house dining and living areas alongside the kitchen. Boasting an array of fine cabinetry, and topped with quartz, the impressive kitchen is awash with natural light not only from the large roof lantern, but also the triple run of bi-fold doors ushering in the splendid garden. The vast proportions of this room make for a brilliantly modern and functional family hub, as well as an enviable entertaining space.

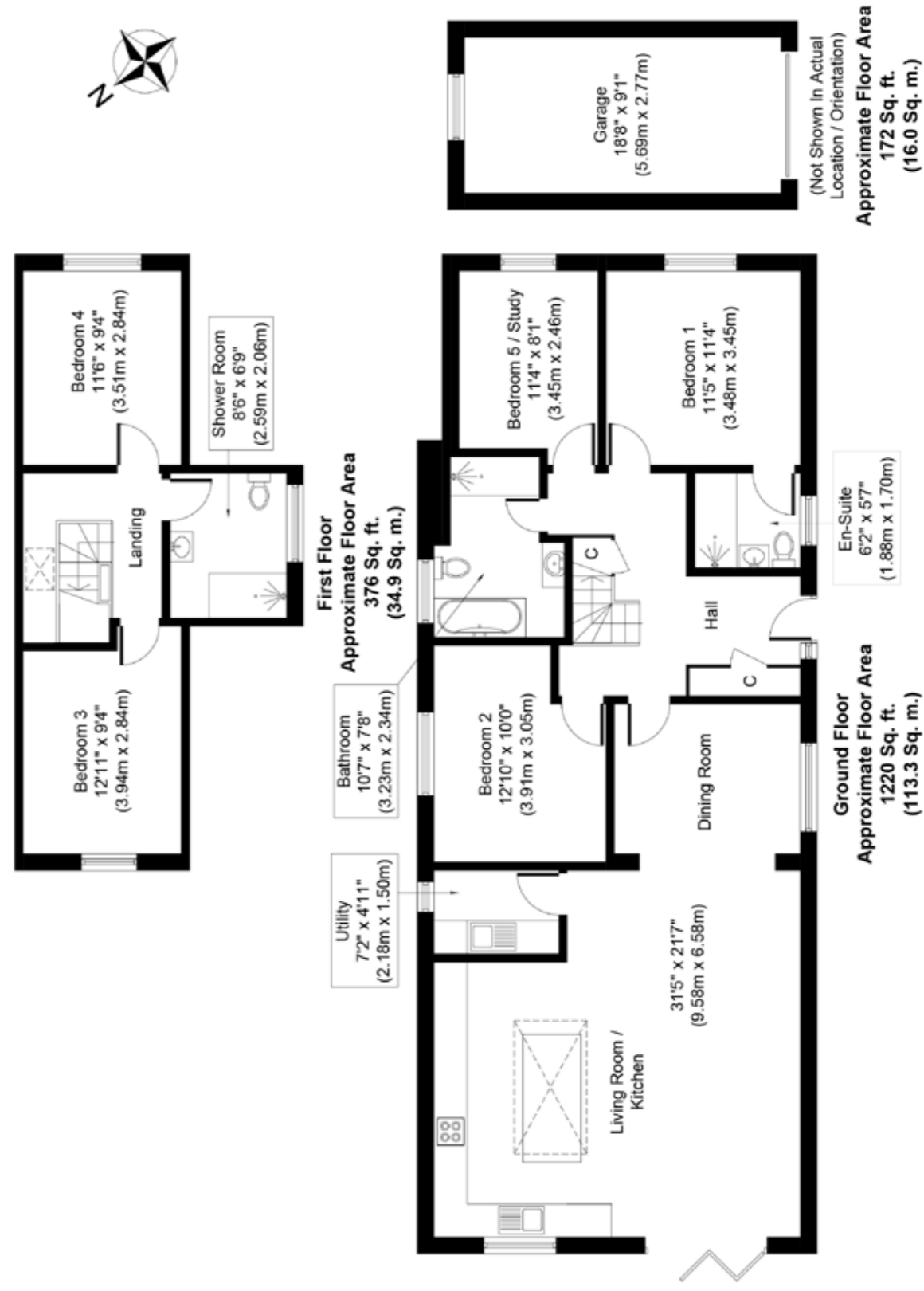
Elsewhere on the ground floor, the kitchen is complemented by the well-equipped utility whilst no less than three bedrooms deliver yet more superb versatility with a generous principal bedroom served by a lavish en-suite shower room, dressed with high-end sanitary ware. The two further bedrooms would equally make fabulous studies/snugs and both are well served by the central family bathroom, finished to the same exacting standard as the en-suite.

The large and bright hallway houses a staircase leading to a first floor showcasing two more spacious and adaptable bedrooms, both comfortable doubles and flanking yet another superbly finished bathroom.

Given its ideal location, a noteworthy feature of this home is a large plot in which it sits. The sprawling frontage provides a fresh shingle driveway boasting ample space for numerous cars, complemented by the secure single garage set toward the back of the driveway. The rear gardens reveals an impeccably landscaped oasis with a manicured lawn and raised beds bordered by elegant slatted fencing alongside a rear dining terrace accessed via the bi-fold doors to the kitchen/dining area.







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



"The fantastic community here really adds to the location of this home."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9133-3931-1200-0737-2200

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: ///easily.transcribes.poppy

AGENT'S NOTE

Please note that some internal images have been virtually staged.

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# SOWERBYS



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