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THE STORY OF

31 Gardyn Croft

Taverham, Norfolk

SOWERBYS

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31 Gardyn Croft

Taverham Norwich, Norfolk
NR8 6UZ

Modern Home

Dual Aspect Sitting Room

Well-Fitted Kitchen/Breakfast Room

Dining Room and Separate Study

Cloakroom

Four Spacious Bedrooms

Family Shower Room and En-Suite

Parking and Detached Double Garage

Enclosed Rear Garden

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“A much-loved home for our custodians for 30 years, it is time for someone new to enjoy this cherished residence.”

A much-loved property, 31 Gardyn Croft has been the current owners' home for more than three decades. Having been witness to the creation of numerous cherished memories, the time has now come to pass this property onto new custodians.

Positioned within the ever-popular Gardyn Croft in Taverham, this home enjoys a strategic location with proximity to various amenities and educational facilities.

The dwelling itself boasts impeccable accommodation, with a generously proportioned dual-aspect sitting room

serving as an ideal space for both entertainment and relaxation. The room is accentuated by a central focal point in the form of a fireplace. Additionally, the well-appointed kitchen/breakfast room provides ample storage and workspace while offering a picturesque view of the rear garden.

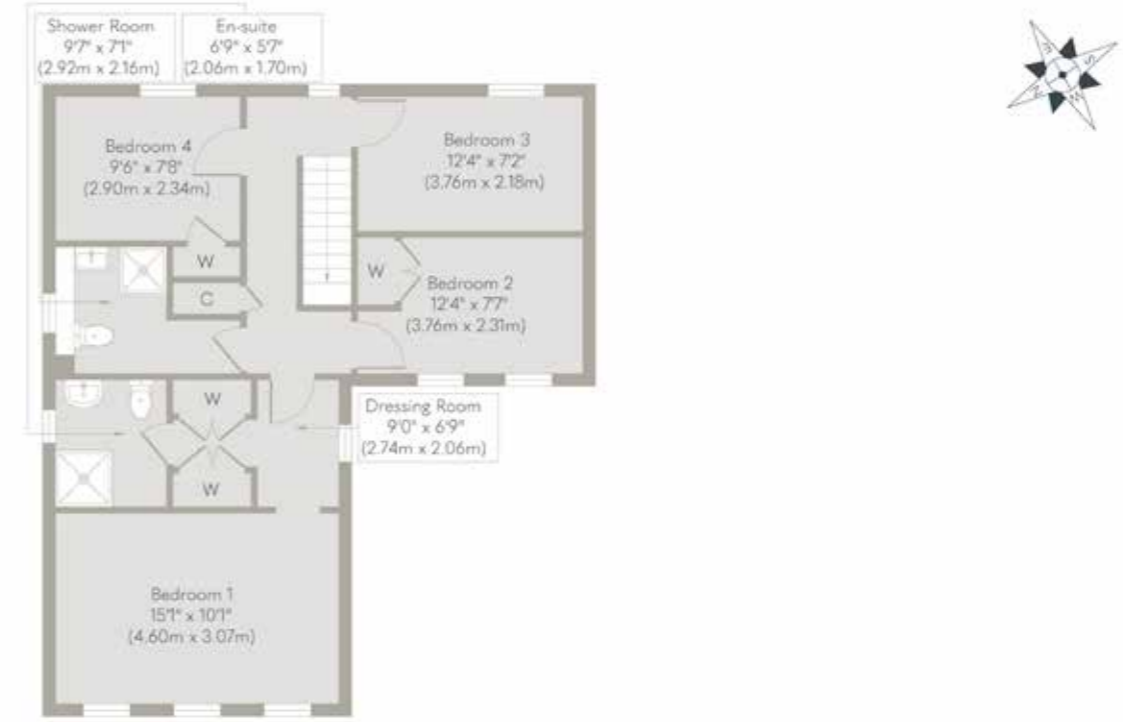
A more formal dining room is available adjacent to the kitchen - perfect when hosting a gathering - and it also provides access to the rear garden. Further enhancing the living space, there is a designated study or playroom, along with a separate cloakroom.



Ascending to the first floor reveals four good-sized bedrooms, among which the principal bedroom features a walk-through dressing room and an en-suite bathroom. The remaining three bedrooms share access to a family shower room.

Externally, the property showcases a mature front garden adorned with lawn and planting, while the side accommodates a sizable drive leading to a detached double garage. The rear and enclosed garden, predominantly laid to lawn, features a terrace for additional outdoor enjoyment, the perfect spot to enjoy come the summer.

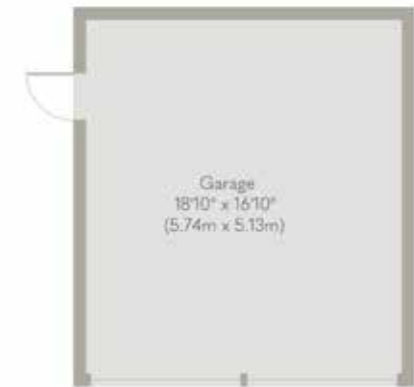




First Floor
Approximate Floor Area
679 sq. ft
(63.12 sq. m)



Ground Floor
Approximate Floor Area
718 sq. ft
(66.70 sq. m)



Garage
Approximate Floor Area
317 sq. ft
(29.45 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 Sowerbys



"You can find a range of good walks in the village and practically on your doorstep."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2118-5352-1763-1113-5516

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: ///banquets.available.exacted

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