



THE STORY OF

3 Holly Close

Taverham, Norfolk

SOWERBYS

S

THE STORY OF

3 Holly Close

Taverham, Norfolk,
NR8 6FA

Contemporary Home

High Specification Kitchen

Open-Plan Family/Dining Room

Separate Sitting Room

Study, Utility Room and Cloakroom

Principal Suite with En-Suite

Three Further Bedrooms and Bathroom

Detached Studio Room and Cloakroom

Gated with Parking

Well-Landscaped Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“The smaller rear terrace is perfect for getting away from it all...”

This superb contemporary home is pleasantly tucked away behind electric gates. Built to a high standard, the current owners have really enjoyed the open-plan living and great location.

The bright and spacious hall sets the scene perfectly for this fine, contemporary home. The high specification kitchen makes a sociable place to cook and a joyful place to entertain, with plenty of space for a dining table and a relaxed seating area. Large sliding doors to the rear are the perfect complement, really bringing the outdoors in.

The sitting room is a stylish room with a fireplace and wood-burning stove, large sliding doors leading to the garden, and atmospheric concealed ceiling lighting to set the mood. In addition, there's a well appointed utility room, cloakroom, and a study or playroom.

The contemporary staircase takes you to the first floor, where the principal suite has it all; a walk-in wardrobe, spacious bedroom and a modern, well-fitted en-suite shower room. In addition there are three further excellent bedrooms, two with sizeable built in wardrobes, and a well-fitted bath and shower 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.



Outside, the property offers a superb blend of leisure and practicality. To the front there is plenty of parking. A detached studio is currently used as a gym, and has a separate cloakroom and store, making it ideal for so many uses.

The rear garden is perfect for relaxing and entertaining. There's plenty of space for outdoor seating on the decking, which runs across the entire width of the property. Beyond this, raised planters feature stunning mature olive trees, and there's a lawn and a storage shed. Tucked away perfectly in the corner, a further, more intimate, decked terrace is perfect for a morning coffee, a relaxed glass of wine, or simply for taking time out.





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



"The detached studio is currently used as a gym, but offers so many possible uses..."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8833-7635-4080-5037-4906

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: ///bunny.asking.dupe

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL