



## 39 The Cains, Taverham

£250,000 Freehold

Minors and Brady are excited to bring to market a well-presented two-bedroom home finished to a high specification throughout, including a modern kitchen and bathroom. The property also benefits from a garage and driveway. Located in the enviable area of Taverham with amenities only a short walk from the property. Call us now to arrange your viewing!



## Location

The Cains is nestled in the highly sought-after area of Taverham, NR8, a thriving village just outside Norwich. This peaceful residential location offers an excellent balance of rural charm and urban convenience. Families are drawn to the area for its outstanding local schools, including Taverham High School and Ghost Hill Infant & Nursery, as well as nearby parks and recreational facilities. The property is just a short distance from local amenities, including shops, cafes, and Taverham Garden Centre. For commuters, the property boasts excellent transport links, with easy access to the A47 and Norwich city centre, approximately 6 miles away. Surrounded by scenic countryside and close to the River Wensum, Taverham offers a tranquil lifestyle with all the conveniences of modern living.



## The Cains

Upon entering the property, you are greeted by an inviting entrance hall, where to the left lies a convenient ground floor WC, while to the right, stairs lead gracefully to the upper floor. Straight ahead, the spacious lounge beckons, providing ample space for all your furnishings.





The lounge seamlessly flows into the modern open plan kitchen/diner, featuring integrated appliances and contemporary finishes. With understair storage and direct access to the rear garden, this area is ideal for hosting and every-day living.

Ascending to the first floor, you will discover two generously proportioned bedrooms and a sleek family bathroom. The smaller bedroom boasts fitted storage space, complemented by additional storage accessible from the landing, catering to your organisational needs.

Exuding warmth and comfort throughout, the property benefits from gas central heating and double glazed windows, ensuring a cosy and energy-efficient environment. Off-road parking is readily available with a driveway and a single garage, providing convenience and security for your vehicles.

Outside, the enclosed rear garden offers a tranquil sanctuary, predominantly laid to lawn with a charming patio area perfect for leisurely outdoor moments.

Conveniently located in close proximity to schools, shops, and transport links, this property offers ease of access to essential amenities and effortless connectivity to surrounding areas. With its modern features, spacious layout, and prime location, this property presents a wonderful opportunity for families and individuals seeking a stylish and comfortable home in a peaceful setting.

### Agents Notes

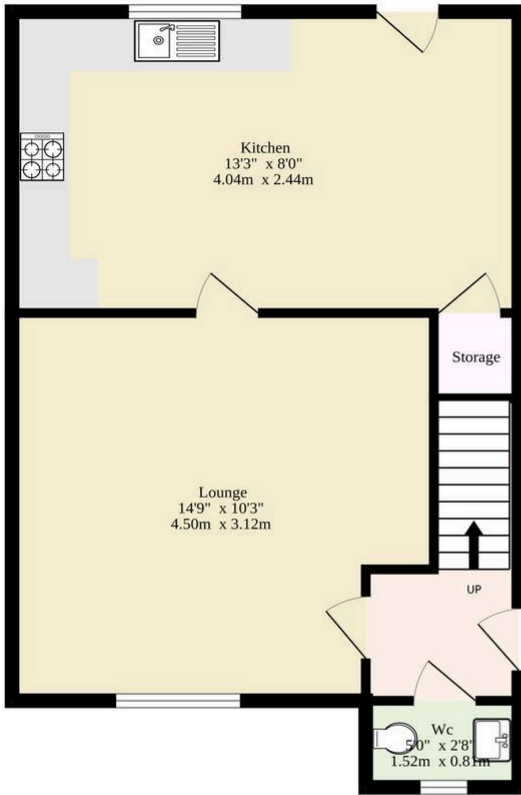
We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

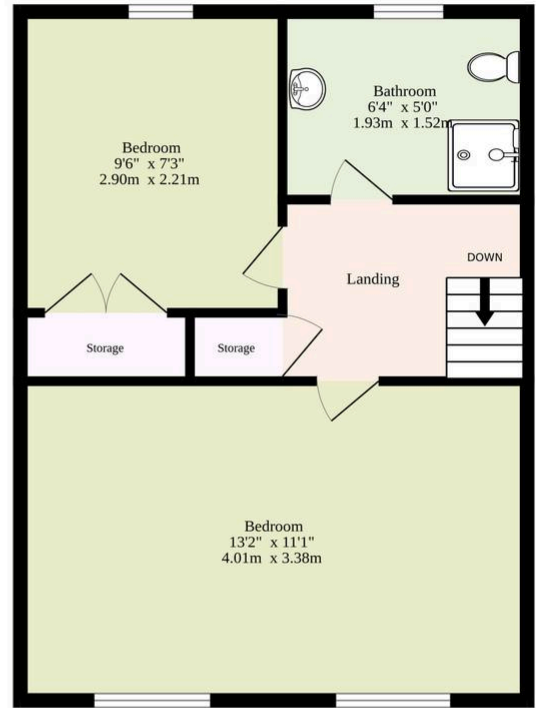
Tenure: Freehold



**Ground Floor**  
274 sq.ft. (25.5 sq.m.) approx.



**1st Floor**  
248 sq.ft. (23.0 sq.m.) approx.



Sqft Excludes Entrance Hall, Landing, Storage Off The Kitchen&Landing

**TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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