



85 Taverham Road
Taverham | Norfolk | NR8 6SE

FINE & COUNTRY

A NEW LEASE OF LIFE



“On one of the area’s most desirable roads, with a south-facing private garden surrounded by mature trees, this property sits in a prestigious and popular position.

Recently updated and extended by the owners, it’s eye-catching and attractive, filled with light and offering plenty of space.

From the well-proportioned rooms to the useful outbuildings and sunny terrace, this is a place where you can put down roots.”



KEY FEATURES

- A Delightful Detached, Fully Refurbished Bungalow in the sought after Village of Taverham
- Four Double Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room with Skylight and Bi-Fold Doors
- Sitting Room with Wood Burner and Bi-Fold Doors to the Terrace and Garden
- Single Garage with Adjoining Laundry Room and Workshop
- The Plot extends to around 0.3 of an acre (to be measured by Darren) and includes a Detached Outbuilding which has the Potential for use as a Garden Office
- The Accommodation extends to 1,938sq.ft
- Energy Rating: C

Built in the 1960s, this is only the second time this property has ever come onto the market, having been in the same family for over 50 years! The current owners fell in love with the garden and the potential and have carried out a total refurbishment, extending the home at the same time, so it's perfect for a couple or even a large family, with room to entertain and space to make memories.

Peaceful And Private

The owners had lived in the area previously and jumped at the chance to return. They knew this was a convenient yet secluded setting and a peaceful place. They love living somewhere so quiet, whilst also being able to walk to amenities and head into Norwich easily. During their time here, they have transformed the property top to bottom, adding another bedroom, extending the kitchen and sitting room, fitting a stylish contemporary kitchen and new bathrooms, with everything being done to a high standard, finished with paints and papers from Laura Ashley and Farrow & Ball. They've really enjoyed their time here, having barbecues out on the entertaining terrace with family and friends whilst taking in the lovely views.

Attractive And Appealing

The property makes a great first impression, with the crisp white render contrasting beautifully with the warmth of the Canadian cedar cladding. Step inside and the entrance hall is bright and spacious, setting the tone for what's to come. To your left is the magnificent open plan kitchen, with modern gloss units and a central island. There's plenty of room for a large family table in here and it's the perfect spot for social occasions. In summer, you can open the bifold doors onto the terrace beyond, while even in the depths of winter, the rooflight allows the light to fill the room.





KEY FEATURES

Next to the kitchen is the sitting room. This is another large room with plenty of light. Bifold doors mean you can open the room right up in summer, while a Scandinavian-style log burner keeps things lovely and cosy in winter. On the right-hand side of the house you have four double bedrooms, one with an en-suite and the other three sharing the family bathroom. All the bedrooms can comfortably accommodate a double bed.

Enjoying The Great Outdoors

With both sets of bifolds open to the terrace, the garden functions as an extra room. The terrace is great for summer barbecues or evening drinks. South-facing, you get the sun out here all day and you're totally private too, with a beautiful green outlook stretching out over the valley. The owners have pheasants, woodpeckers, owls and more in the garden – there's so much birdlife to enjoy. The garden also houses a useful garage, laundry room and workshop, as well as a detached outbuilding that has the potential for use as a garden office, ideal if you're working from home and you want a separate space in which to do this. This is such a convenient place to live, as you have schools a 10-15-minute walk from the property, a supermarket down the road, a choice of pubs in walking distance and plenty of countryside on the doorstep to explore. Norwich city centre is a short drive away, while the coast is around 35 minutes by car to the east, or a little longer to North Norfolk.

























INFORMATION



On The Doorstep

The popular villages of Taverham and Drayton are situated approximately 5 miles from the centre of Norwich on the north bank of the River Wensum. The Marriots Way cycle track leads to the city and is a popular route for commuters and those who cycle just for pleasure. This cycle track also leads through to Aylsham in the opposite direction. There is also a village hall with good sports facilities, a library, doctors' surgery, veterinary practice, public houses and a good selection of shops including takeaways, florist, estate agents and a post office. Taverham Preparatory and Taverham Middle School are within easy reach and there is Taverham Nursery and Garden Centre for the keen gardener.

How Far Is It To?

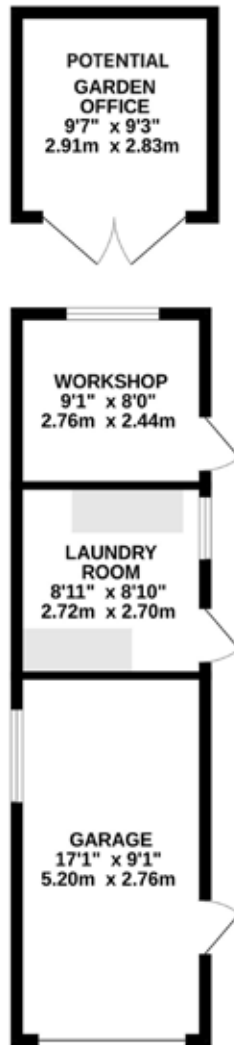
Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. The market town of Dereham, 14 miles, hosts a Tuesday and Friday market. There is a large leisure centre, a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

Directions

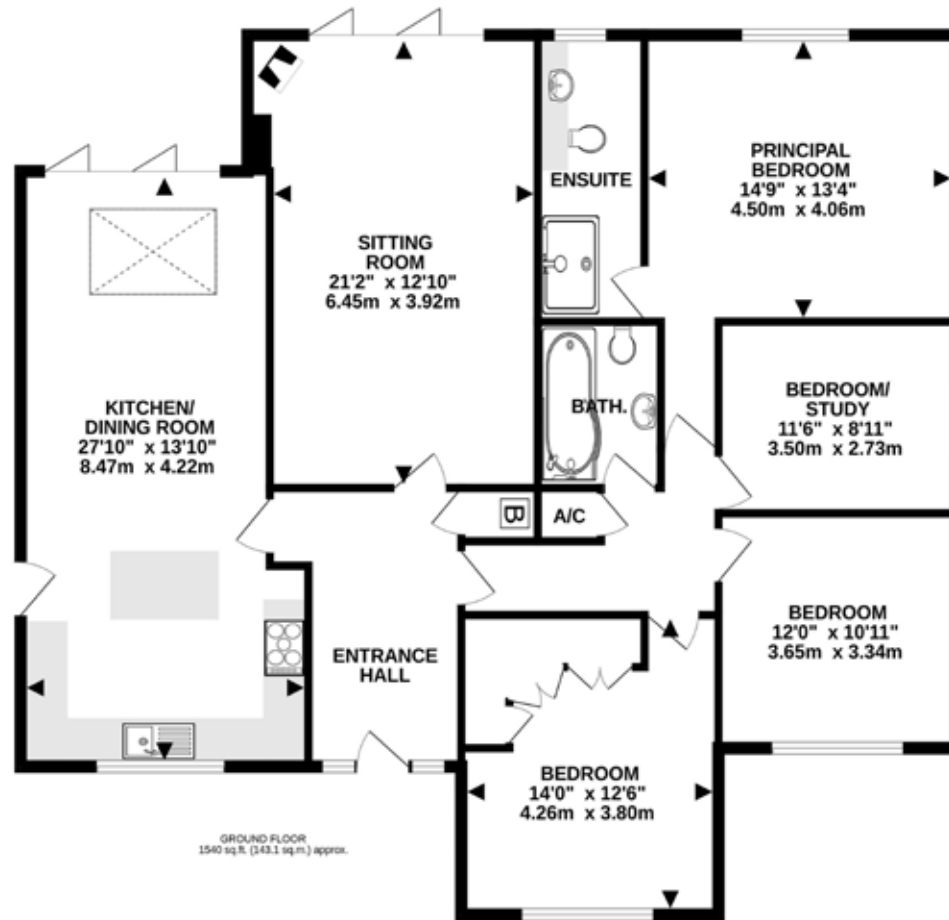
Leave Norwich on the Fakenham Road, A1067. Upon reaching Drayton take a left hand turn just past the garage onto Taverham Road. The property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - vendors use Sky
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold



OUTBUILDINGS
397 sq.ft. (36.9 sq.m.) approx.



GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.

TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		81
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcrea.com</small>			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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