



165 Fakenham Road
Taverham | Norfolk | NR8 6LX

 FINE & COUNTRY

TOTAL TRANSFORMATION



“This newly renovated property is sure to impress, with a stylish finish that wouldn’t look out of place in an interiors magazine. Beautifully refurbished and extended, it offers spacious, contemporary accommodation with great flexibility and a luxurious feel throughout. The superb location adds to its appeal, as does the long, south-facing garden. Don’t miss this one!”



KEY FEATURES

- A Newly Renovated 1920S Detached Chalet Bungalow in the Sought After Village of Taverham
- Four Bedrooms and Four En-Suites
- The Principal Bedroom also benefits from a Dressing Area
- Open Plan Kitchen/Dining/Living Room with Separate Utility and Ground Floor WC
- Separate Sitting Room
- Good Size Low Maintenance Rear Garden with Patio Area and Raised Lawn
- Driveway providing Plenty of Parking
- The Accommodation extends to 2,110sq.ft
- Energy Rating: D

In a highly desirable position, renovated with no expense spared, this stylish property has much to draw you in. Life here in the village of Taverham offers all you could ask for – and when you call this your home, you'll be able to benefit from it all. With a spectacular open plan kitchen family room and stunning master suite, this is an all-round winner.

An Opportunity Awaits

The owners came to the property looking for their forever home. They loved the potential to bring the house back to its best, extend it and create a fabulous home for them and their children. They had prior experience of doing renovations, and they used their skills and eye for detail to great effect here, doing all the works to a high standard to create their perfect family abode. The property has been given a new lease of life – and the owners so enjoyed the project that they are moving on to do another! This gives you the opportunity to benefit from their hard work and experience and to enjoy the lovely lifestyle that this impressive property offers.

Versatility To Do Things Your Way

This is a home that's been thoughtfully designed and so works beautifully and is very easy to live in. It cleverly combines open plan spaces with the ability to separate off rooms if you want to do your own thing. If someone's cooking while you want to watch TV you can close off the sitting room, but if you're throwing a party or you have people over for the evening, you can open the sitting room to the kitchen diner and make it one massive space. The owners enjoy entertaining and have celebrated Christmases, milestone birthdays and more very successfully here. The kitchen has double doors to the garden, with bifolds in the dining area, so in summer the accommodation flows effortlessly into the outside space.





KEY FEATURES

The home is practical too, with a useful utility and cloakroom on the ground floor, making it easy to keep the living spaces tidy. There are also two ground floor bedrooms, each with their own en-suite shower room. Upstairs there's another en-suite double room, as well as the gorgeous principal bedroom suite. This has its own dressing area and full bath and shower room and looks down over the south facing garden. The owners have a chair by the window here – it's a lovely spot to sit with a book and a cuppa.

Everything On The Doorstep

The garden is a really good size and has been designed to be low maintenance, so you have plenty of time to enjoy it and relax. It's south-facing and a real suntrap and also offers plenty of room for little ones to play safely. You're lovely and private out here so it's a great place to unwind. You feel nicely tucked away yet you're well positioned for everything the village and surrounds have to offer. Children can walk to school and you can walk to the shops, to the pub, the GP surgery and everything else in both Taverham and Drayton. Buses head to Norwich from a stop opposite the house and if you hanker after countryside views you can head out on the Marriott's Way and enjoy time in nature. This really is a superb setting for any couple or family and offers an enviable lifestyle with a great deal of ease.





















INFORMATION



On The Doorstep

Taverham has an excellent selection of amenities including Lidl and Tesco supermarkets, a veterinary hospital, doctor's surgery, various playgroups, and nurseries in addition to two highly regarded Schools. The Wensum Valley Golf and Country club plus Taverham Garden & Country Shopping Centre offer plenty for the active person and there are beautiful walks to hand on Marriotts Way, ideal for dog walking, cycling or a hike further afield.

How Far Is It To?

Taverham offers a regular bus service to Norwich city centre and commuter access to the A47 road, plus A11 arterial links, along with a mainline rail link from Norwich to London Liverpool St. The cathedral city of Norwich offers history, culture, sport, retail, and nightlife and is the most complete medieval city in Britain, boasting two cathedrals, the magnificent Norman castle, now a museum, and beautiful Elm Hill with cobbled street and stunning architecture. Voted in the top 10 happiest places to live in Britain, Norwich is located approximately 40 minutes from the North Norfolk coast with traditional fishing villages and towns including Cromer, Sheringham and Holt with their trademark flint houses, unspoilt countryside, and of course the wild never changing beaches.

Directions

Leave Norwich on the Fakenham Road, A1067. Upon reaching Drayton, drive past the garage and Tesco supermarket and 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

Fibre Broadband Available - vendor uses EE

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

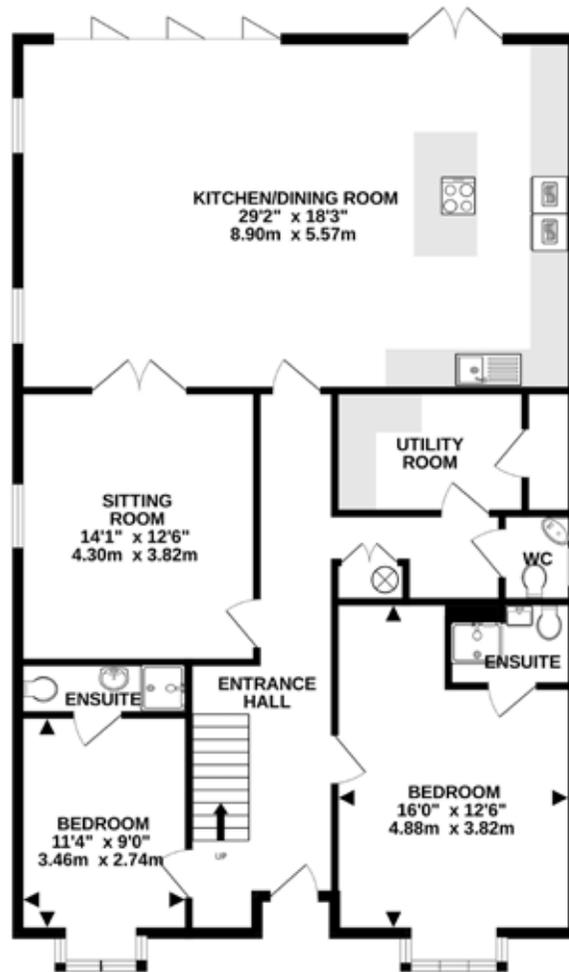
Broadland District Council - Council Tax Band D

Freehold

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GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.

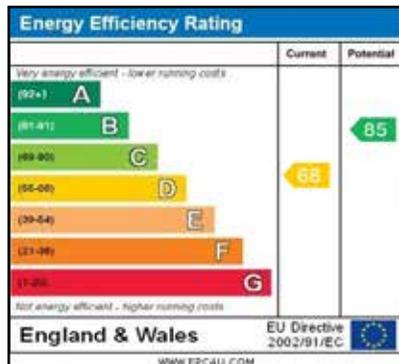


1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.1 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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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.

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