



THE STORY OF

24 Seton Road

Taverham, Norfolk

SOWERBYS

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24 Seton Road

Taverham, Norfolk,
NR8 6QE

Striking Modern Home

Breathtaking Principal Reception

Understated Façade

Luxurious Specification Throughout

Three Double Bedrooms

Expansive Sun Deck

Tranquil, Low Maintenance Home

Off Road Parking and Garage

Easy Reach of Amenities and the City

Quiet Residential Location

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“...well-defined areas resulting in a deeply sociable yet functional home...”

Tucked at the bottom of a quiet residential drive, this extraordinary home offers far more than the eye can see. A contemporary yet understated façade conceals a breathtaking home with volume, drama, and impeccable design around every corner.

Immediately upon entering, the clever design means a handy entrance area is open to, and benefits from, all the impact of the stunning open-plan principal reception to ensure a welcome home like no other. The expansive space is intuitively divided into well-defined areas resulting in a deeply sociable yet

functional home able to accompany any number of lifestyle requirements. Sitting under the breathtaking vaulted ceilings and drenched in natural sunlight, the luxurious kitchen boasts a wealth of fine cabinetry and integrated appliances alongside the remarkably large island, topped with a single piece of stone worktop. The dining area and large living area integrate well with the kitchen, and both are flanked by full runs of bi-fold doors and, in warmer months, flow seamlessly out to the expansive wrap-around decking.





The three double bedrooms bring wonderful versatility to the home with the ability to serve as ideal studies or snugs as needed. The impressive principal bedroom enjoys the drama of yet more vaulted ceilings alongside a walk-in dressing room and luxurious shower room en-suite while further benefiting from direct access to a quiet corner of the garden. The two further bedrooms boast equally generous proportions and are well-served by the central family bathroom, finished to an exacting standard every bit as luxurious as the principal en-suite.



Outside, the private and sheltered plot has been immaculately designed to be effortlessly enjoyable and low maintenance. The extensive multi-level decking is as pleasing to look at as it is to enjoy all the various seating areas on offer to share memories over an al-fresco dinner, recline in the sunshine, or gather round the fire over long evening drinks.

The sheltered plot continues to a patch of lawn at the bottom of the garden, while the front of the home provides off-road parking for multiple cars in addition to the detached garage.





Garage
Approximate Floor Area
131 sq. ft
(12.17 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.

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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



“A contemporary yet understated façade conceals a breathtaking home with volume, drama, and impeccable design around every corner.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8537-4027-6200-0104-5292

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

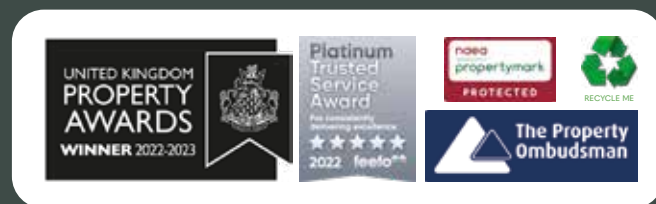
Freehold.

LOCATION

What3words: ///chin.riverside.snowboard

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