



THE STORY OF

73 Taverham Road

Taverham, Norfolk

SOWERBYS



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73 Taverham Road

Taverham, Norfolk
NR8 6SF

Fantastic Contemporary Home

Modern Open Plan Kitchen/Breakfast Room

Vaulted Sitting Room with Fine Views

Study, Utility Room and Cloakroom

Principal Bedroom with En-Suite

Two Further Bedrooms and Family Bathroom

Triple Garage

One Bedroom Studio Above Garage

Accommodation Extending to Approx. 3,300
Sq. Ft. Excluding Garage of 857 Sq. Ft.

Secluded and Tranquil Setting
with Stunning Views

Set in Grounds of Approx. Three Acres (STMS)

SOWERBYS NORWICH OFFICE

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This stunning contemporary home is built to an exceptional standard, making the most of its beautiful countryside surroundings. It is approached via a long private road, with stylish and modern interiors that make it a truly delightful place to call home.

The open-plan kitchen and breakfast room provide the perfect setting for cooking, entertaining, and socialising, all while enjoying breathtaking views of the garden and countryside. The vaulted sitting room is bright and spacious, with spectacular views and direct access to the terrace. There's also a versatile study or additional bedroom, a well-equipped utility room, and a separate cloakroom. The principal bedroom features a vaulted ceiling, creating a wonderful sense of space, complemented by a contemporary en-suite shower room. Two additional bedrooms and a beautifully designed modern bathroom complete the living spaces.

At the front of the property, you'll find ample parking and access to a triple garage. Above the garage is a superb, self-contained studio with an open-plan sitting area and kitchen, a bedroom, and a shower room.

The inner courtyard has been thoughtfully landscaped, offering a peaceful sanctuary for relaxation. The grounds extend to around three acres (STMS), including a lovely sun terrace, sweeping lawns, and stunning countryside views.



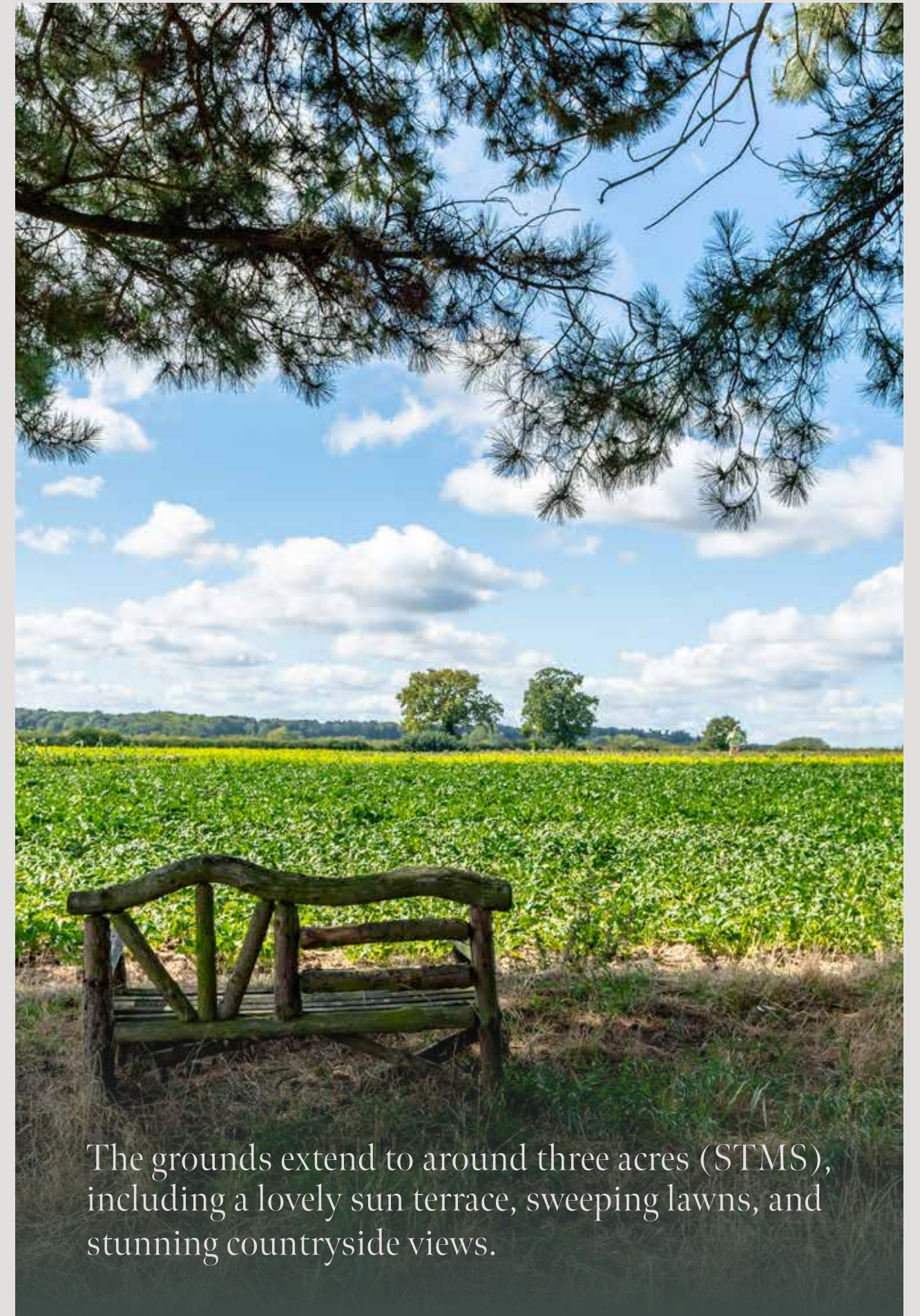
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

Taverham

THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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.



SERVICES CONNECTED

Mains electricity. Air source and underfloor heating. Water via borehole and drainage via soakaway.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 4234-1737-8300-0328-5206

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: ///remarked.backpacks.odds

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

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to these Norfolk charities every time we sell a home

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Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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