



**Draper Way, Taverham Norwich NR8 6DG**

**welcome to**

**Draper Way, Taverham Norwich**

**\*\*BT FIBRE BROADBAND, TRIPLE GLAZED WINDOWS, AND SOLAR PV\*\*** are just some of the great reasons to purchase this detached family home. Located in the ever-popular village of Taverham which is conveniently positioned for Taverham High School and nearby Lidl supermarket.



## Accommodation

Constructed by Abel Homes an independent family-owned property developer who pride themselves on designing practical, yet low energy consumption and low maintenance homes. This three-bedroom detached property is situated in the ever-popular village of Taverham, close to a variety of facilities and amenities, yet still occupying a rural feel with generous open spaces and woodland walk and views across the Wensum Valley Golf Course.

Also, with Taverham village are well regarded Nursery, Junior, High and Prep schools, along with several public houses and eateries, shopping facilities, doctors' surgery, veterinary practice, library, village hall, hotel with golf course and a recreational ground. Taverham further benefits from Taverham Nursery & Country Shopping Centre.

Internally the accommodation comprises of entrance hall, kitchen/dining room, living room and wc. This is complemented by the first floor by three bedrooms, ensuite and bathroom.

This family home is part of a development of over 90 homes and must be internally viewed to fully appreciate the location and accommodation being offered.

## Entrance Hall

External entrance door opening to front aspect, giving access to living room, wc and kitchen/dining room. There is also a storage cupboard and stairs to first floor.

## Wc

Suite comprising wc, wash hand basin, wc and triple glazed window to rear aspect.

## Living Room

18' 3" x 10' 2" ( 5.56m x 3.10m )

Triple aspect triple glazed windows to side and front aspect and patio doors opening to rear garden.

## Kitchen/Dining Room

19' 7" x 10' 3" ( 5.97m x 3.12m )

A well-appointed fitted kitchen with wall and base units and work surfaces over, integrated Bosch fridge freezer, dishwasher, washing machine and electric oven with gas hob and 1 1/2 bowl sink and drainer. Triple glazed window to front aspect, external entrance door to side aspect and patio doors to rear garden.

## First Floor Landing

Giving access to all bedrooms, ensuite and bathroom with storage cupboard, radiator, and triple glazed window to rear aspect.

## Bedroom One

12' 9" Max x 10' 3" ( 3.89m Max x 3.12m )

Triple glazed window to rear aspect, storage cupboard, radiator and built in wardrobe, door opening to ensuite.

## Ensuite

Suite comprising shower cubical, wc, wash hand basin, triple glazed window to front aspect.

## Bedroom Two

10' 6" x 10' 4" + door recess ( 3.20m x 3.15m + door recess )

Triple glazed window to front aspect and radiator.

## Bedroom Three

10' 6" x 7' 5" ( 3.20m x 2.26m )

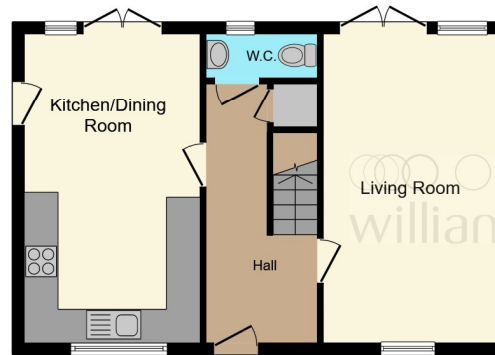
Triple glazed window to rear aspect and radiator.

## Bathroom

Suite comprising bath with shower over, wash hand basin, wc and heated towel radiator.

## Outside

Externally a driveway provides off-road parking and leads to the garage and personal gate into the rear garden. The remainder of the front elevation comprises of an open shrub garden with both steps and path to the front entrance door. This is complemented to the rear elevation by a blank canvass lawn, a paved pathway, personal door into the garage and is enclosed by panelled fencing.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Draper Way, Taverham Norwich

- Constructed By Abel Homes
- Detached Three Bedroom Home
- A-Rated Energy Efficiency
- Fitted Bosch Kitchen Appliances
- Solar PV To Home

Tenure: Freehold EPC Rating: A

offers in excess of

**£365,000**

### directions to this property:

Upon entering Taverham from the Norwich direction proceed along the Fakenham road and before you get to the edge of village turn left onto Beech Avenue. Past the Taverham High School turn right onto Draper Way where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL102618 - 0006

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william h brown



**01603 487888**



[hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)



303 Reepham Road, Hellesdon, NORWICH,  
Norfolk, NR6 5AD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)