



**Felsham Way, Taverham Norwich NR8 6HQ**



**welcome to**

**Felsham Way, Taverham Norwich**

**\*\*CUL DE SAC LOCATION\*\*** Situated close to Marriotts Way which is a footpath, cycle and bridle path, ideal for walkers and cyclists. Furthermore, this lovingly cared for home offers a secluded backdrop, conservatory, detached garage and two reception rooms, ideal for families. **VIEW NOW!!!!**



## Accommodation

Located within the popular Thorpe Marriott area of Taverham village, is this delightful, detached family home, which boast a larger than average rear garden overlooking a secluded backdrop, coupled with generous driveway parking and detached garage. Furthermore, it is a short distance from Marriotts Way which is a popular cycle/footpath for residents, dog walkers and locals alike, and nearby green space to enjoy. There are also a variety of local amenities and schools within reach, making this village a popular choice for families and retirees.

Internally, you are greeted by a hallway with double height ceiling, wc, living room, dining room, kitchen, and conservatory. This is complemented to the first floor by four bedrooms, ensuite and bathroom.

A well-priced home which must be internally viewed to fully appreciate the accommodation being offered!

## Entrance Hall

External entrance door to front aspect opening to hallway, which gives access to wc, living room, kitchen, under-stairs cupboard, radiator and stairs rising to first floor landing.

## Wc

Suite comprising wc, wash hand basin and upvc double glazed window to side aspect.

## Living Room

18' 4" into bay x 10' 11" ( 5.59m into bay x 3.33m )  
Upvc double glazed bay fronted window and radiator. Glazed doors opening to dining room.

## Dining Room

10' 7" x 8' 11" ( 3.23m x 2.72m )  
Double glazed sliding doors opening to conservatory, and radiator.

## Kitchen

9' 9" x 8' 8" ( 2.97m x 2.64m )  
Fully fitted and comprehensive wall and base units with solid block worktops, 1 1/2 bowl sink, built-in hob, oven and combination microwave oven, space for fridge freezer, plumbing for washing machine, upvc double glazed door to side aspect, and further upvc double glazed window to rear aspect.

## Conservatory

12' 6" x 9' 4" ( 3.81m x 2.84m )  
Of upvc construction with double doors opening to side aspect and tiled flooring,

## First Floor Landing

Giving access to all four bedrooms, bathroom storage cupboard and upvc double glazed window to side aspect.

## Bedroom One

10' 11" x 10' 2" ( 3.33m x 3.10m )  
Upvc double glazed window to rear aspect, radiator and access to ensuite.

## Ensuite

Suite comprising shower cubical, tiled splash backs and flooring, extractor fan and wash hand basin.

## Bedroom Two

10' 2" x 9' 4" ( 3.10m x 2.84m )  
Upvc double glazed window to front aspect and radiator.

## Bedroom Three

9' 3" x 7' 3" ( 2.82m x 2.21m )  
Upvc double glazed window to front aspect and radiator.

## Bedroom Four

10' 3" x 7' 3" ( 3.12m x 2.21m )  
Upvc double glazed window to rear aspect with delightful view of the rear garden and radiator.

## Bathroom

Suite comprising panelled bath shower over, fitted mirrors, wash hand basin set into a vanity unit, wc, extractor fan, and upvc double glazed window to side aspect.

## Outside

Well-appointed open low-maintenance frontage with path to front door, driveway parking for multiple vehicles, leading to detached garage with up and over door, which also has a personal door and loft storage. This is complemented to the rear of the property which is well proportioned and offers a paved patio, lawn, shrub beds, borders, and closed board fencing, further offering a good level of privacy.



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)



**view this property online** [williamhbrown.co.uk/Property/HEL103209](http://williamhbrown.co.uk/Property/HEL103209)



**welcome to**

## **Felsham Way, Taverham Norwich**

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Family Bathroom + Ensuite

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEL103209](https://www.williamhbrown.co.uk/Property/HEL103209)



Property Ref:  
HEL103209 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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)**