



Coopers Close, Taverham - NR8 6QZ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Coopers Close

Taverham, Norwich

This well established DETACHED FAMILY HOME occupies a CORNER PLOT and offers a wealth of space both externally and internally - with some 1561 Sq. ft of accommodation on offer (stms). With a 2022 INSTALLED HEATING SYSTEM and 2021 installed uPVC DOUBLE GLAZED WINDOWS, the property starts with a second sitting room/STUDY, 15' BAY FRONTED SITTING ROOM leading into the DINING ROOM with ability to become an OPEN PLAN living space, opening into the KITCHEN/BREAKFAST ROOM and subsequent UTILITY ROOM on the ground floor. The first floor offers FOUR BEDROOMS all sharing the FAMILY BATHROOM and the main bedroom having use of an EN-SUITE shower room and BUILT IN WARDROBES. Externally, a sizeable driveway gives OFF ROAD PARKING for multiple vehicles leading to the DOUBLE GARAGE while a generously sized PRIVATE REAR GARDEN stretches across the rear of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Detached Family Home
- Separate Sitting & Dining Rooms
- Kitchen with Integrated Appliances
- Study
- Four Bedrooms
- Family Bathroom & En-suite
- Driveway & Double Garage
- Large Corner Plot with Generous Garden

The well served village of Taverham offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

#### SETTING THE SCENE

The property can be found occupying a corner plot with a generous lawn frontage giving way to trees, colourful flowering hedge borders and shingle beds leading to the concrete driveway suitable for multiple vehicles, and double garage.





## THE GRAND TOUR

Stepping inside you are first met with a lobby style entrance with tiled flooring, stairs for the first floor, storage cupboard and access to the two piece cloakroom with a predominantly tiled surround and frosted uPVC window to the front. To your left, beyond the stairs, is a versatile living space currently used as a secondary sitting room but could easily be purposed as a study/home office if desired. To your right is the bay fronted sitting room offering carpeted flooring. This well proportioned living area offers great floor space with high quality wood and glass French doors into the dining room space also with carpeted flooring, this formal dining space has a door leading to the kitchen and sliding uPVC double glazed door into the rear garden. The kitchen/breakfast room reaches across the rear of this home, with an array of wall and base mounted storage set around rolled edge work surfaces giving way to an integrated gas hob with extraction above, dual electric ovens and tiled splash backs. The utility room offers further base mounted storage with an access door into the rear garden, additional sink and plumbing for a washing machine, dishwasher and space for a tumble dryer and fridge. The first floor landing gives access to all four bedrooms, additional storage cupboard and the three piece family bathroom with tiled flooring, mostly tiled surround, shower over the bath and heated towel rail. The main bedroom is a good size with a bay fronted window, wall to wall built in wardrobes plus an additional wardrobe with wood effect flooring and access into a three piece shower room with part tiled surround, heated towel rail and vanity storage. The second bedroom is found at the rear of the property, with uPVC double glazed windows with views over the rear garden and additional floor space for soft furnishings. The two smaller bedrooms are almost identical in size with one having a front facing aspect and the other views over the rear garden also, both have carpeted flooring and radiators whilst the front bedroom has a built in wardrobe.

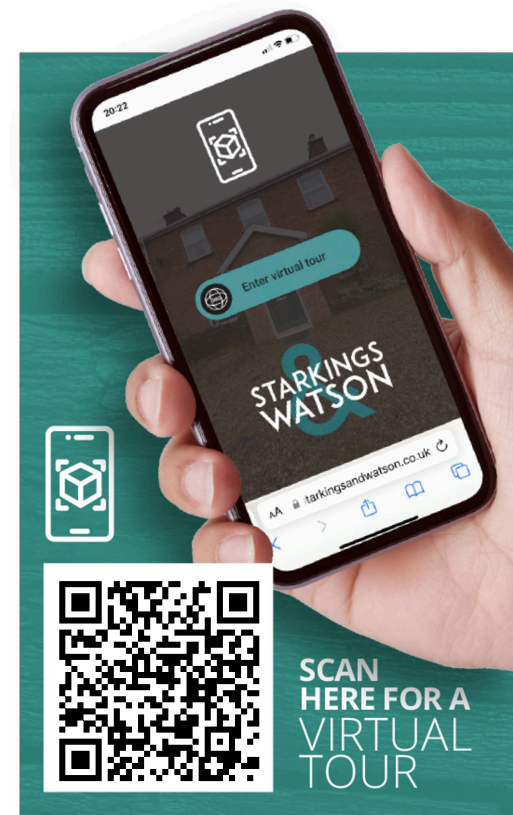
## FIND US

Postcode : NR8 6QZ

What3Words : ///prepares.ballpoint.hunt

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







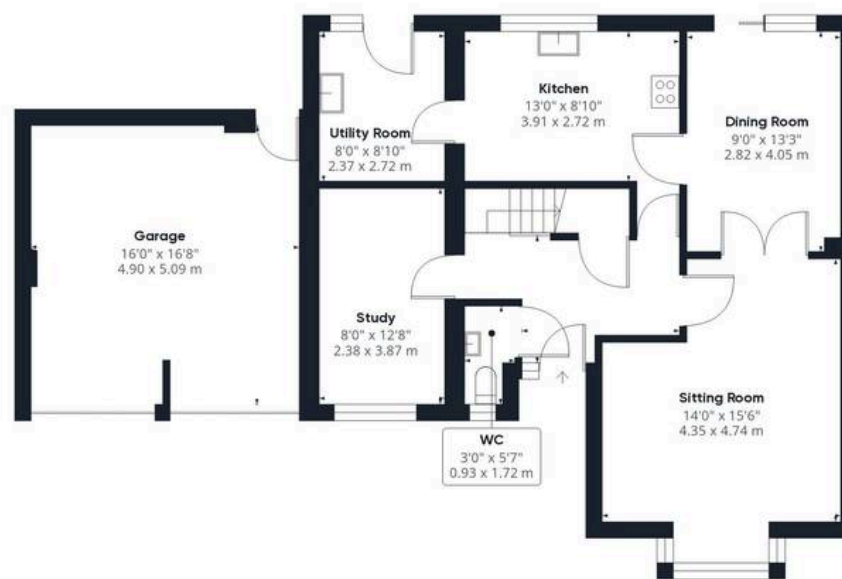




## THE GREAT OUTDOORS

Immediately to the rear of the garden a raised timber patio seating area can be found whilst a flagstone space is on the adjacent side of the garden in front of the garage entrance. This space also offers a brick BBQ and raised trellis surround. The rest of the garden is predominantly laid to lawn with a tall hedge and brick wall surround, a shingle planting border is home to colourful flowers and hedges all adding to the wonderful aesthetics of this garden.





**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1561.63 ft<sup>2</sup>

145.08 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.