

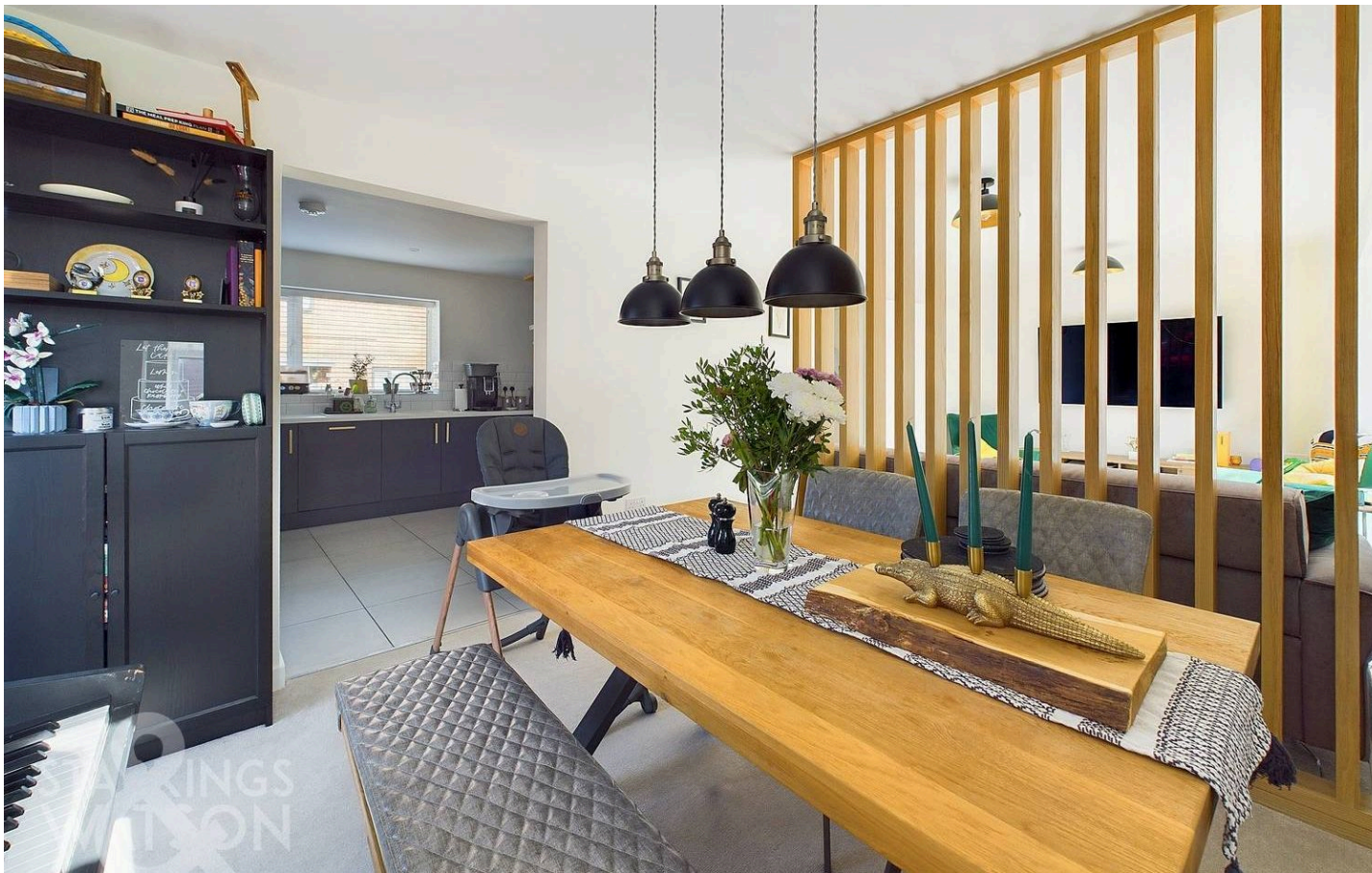


Draper Way, Taverham - NR8 6DG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Draper Way

Taverham, Norwich

**VENDOR HAS FOUND!** This DETACHED FAMILY HOME built by ABEL HOMES is presented in immaculate decorative order courtesy of a full redecoration in 2023 offers an open living space ideal for FAMILY LIVING with high quality fixtures and fittings throughout. The ground floor accommodation benefits from all UNDERFLOOR heating leading into a 24' SITTING/DINING ROOM and free flowing entrance to the kitchen with an array of INTEGRATED APPLIANCES and storage while a cloakroom can also be found. The first floor gives way to THREE DOUBLE BEDROOMS with the main benefiting from an EN-SUITE SHOWER ROOM and all having use of the FAMILY BATHROOM. A larger than average garden sits to the rear with patio seating area and direct access in the GARAGE and DRIVEWAY from here too.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A





- Detached Home
- Recently Redecorated In 2023
- 24' Dual Aspect Sitting/Dining Room
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Off road Parking & Garage
- Private & Enclosed Rear 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 to your left off the main street with a brick weave pathway leading towards the front door with an awning above and a planted frontage with multiple shrubs whilst the driveway is found just beyond the property also with a brick weave and dropped curb in front leading towards the detached brick garage and side access into the property.



## THE GRAND TOUR

Stepping into the property you will initially be met with the stairs directly to your left with handy under the stair storage. The central hallway grants easy access to all living accommodation on the ground floor all with underfloor heating throughout. A generously sized cloakroom can be found to your left with a part tiled surround and frosted glass window to the side of the property while directly adjacent the entrance to this room is the modern fitted kitchen with an array of wall and base mounted storage offering ample storage solutions with a large uPVC double glazed window to the front. A Multitude of integrated appliances are on offer such as a double oven, four ring gas hob with extraction above, dishwasher, fridge/freezer and washing machine. The rear of the property is presented in immaculate condition similarly to the rest of the property with the same underfloor heating throughout as the rest of the downstairs accommodation. The main sitting room area has uPVC French doors taking you onto the rear patio area whilst a modern decorative separating wall sits between here and the formal dining space with an opening into the kitchen and glass double glazed door with blinds onto the driveway. The first floor landing gives access to all three double bedrooms as well as a built in storage cupboard and the three piece family bathroom with a part tiled surround, wooden effect flooring underfoot, wall mounted heated towel rail and shower head with glass screen over the bath. The smaller of the bedrooms comes directly at the top of the stairs, a smaller double bedroom overlooking the rear garden currently behind used as an additional storage area but ideal as a bedroom or potential study/home office. The second bedroom is found at the end of the hallway, used as a nursery currently this double bedroom has a front facing aspect, built in storage and is heated by radiators along with the rest of the first floor accommodation. The largest bedroom overlooks the rear garden with carpeted flooring, built in wardrobes and easy access to the en-suite shower room with wooden effect flooring and heated towel rail.

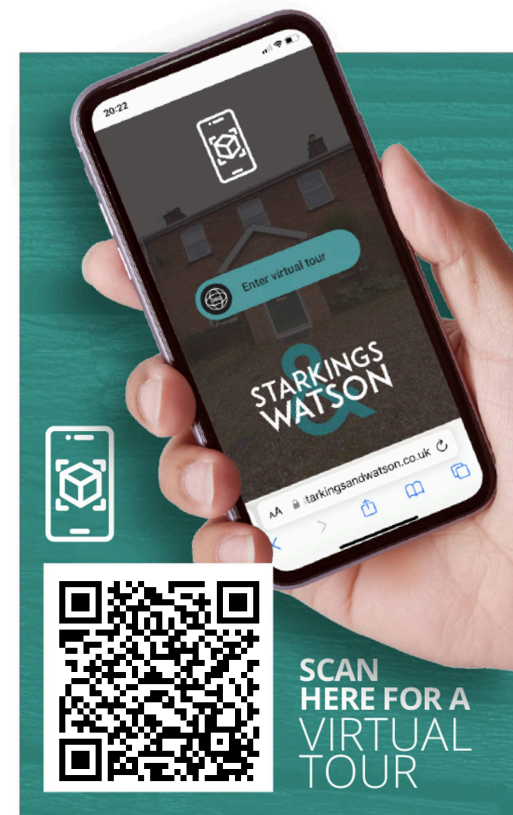
## FIND US

Postcode : NR8 6DG

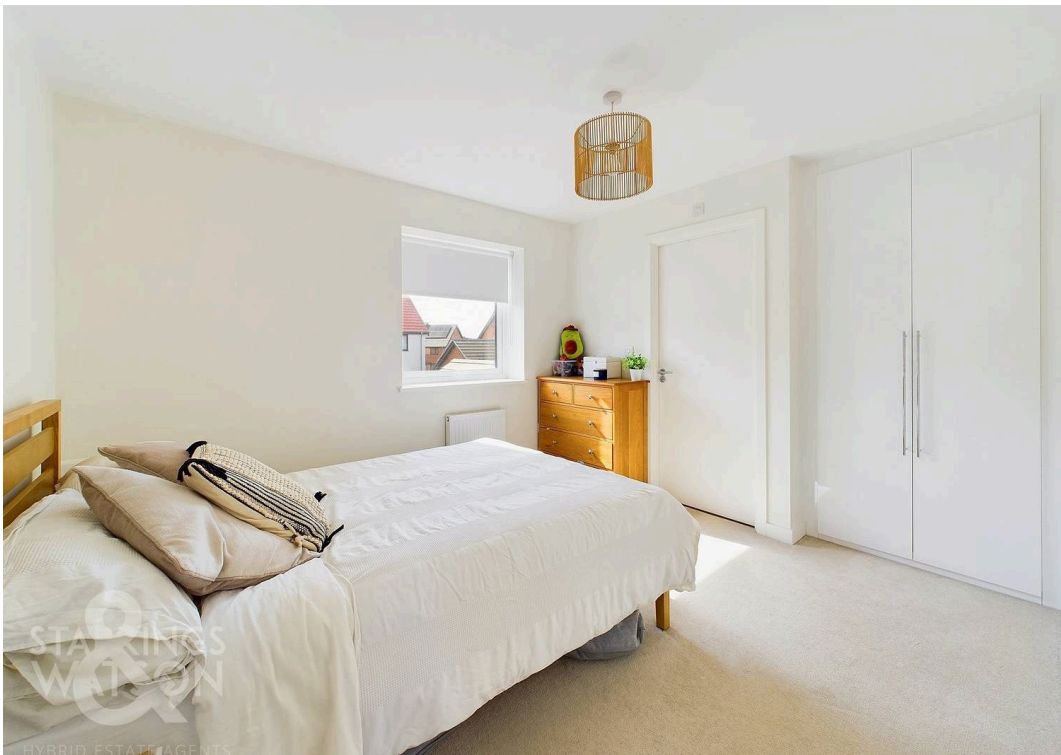
What3Words : ///enacts.trinkets.reconnect

## VIRTUAL TOUR

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









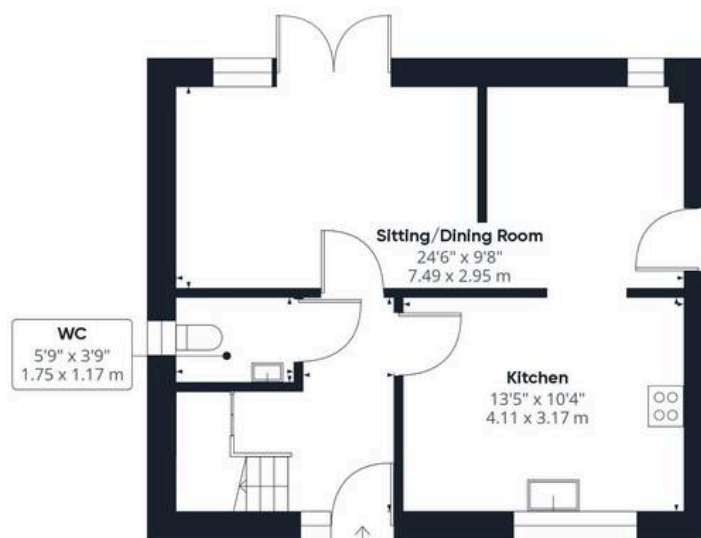


## THE GREAT OUTDOORS

The rear garden is fully enclosed with low level brick walls and tall privacy giving timber fencing. initially as you exit the home you are met with a flagstone patio seating area giving way to a predominantly laid to lawn garden. From the garden there is personal access door into the garage as well as a timber gate onto the driveway.







Ground Floor



Floor 1

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

912.03 ft<sup>2</sup>

84.73 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## Starkings & Watson Hybrid Estate Agents

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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.