



Shakespeare Way, Taverham - NR8 6SL

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HYBRID ESTATE AGENTS





## Shakespeare Way

Taverham, Norwich

Situated on a GENEROUS PLOT of around 0.20 ACRES (stms), this DETACHED FAMILY HOME and ANNEXE offers flexibility and versatility on a large scale with over 2700 Sq. Ft (stms) of accommodation including the TWO BEDROOM ANNEXE. Within the main residence large open plan living spaces are on offer with a 29' SITTING ROOM leading into a brand new HIGH END KITCHEN with INTEGRATED APPLIANCES, along with a SHOWER ROOM and shared UTILITY ROOM re-fitted in 2025 - all on the ground floor. Upstairs, FOUR FURTHER BEDROOMS can be found, with a FAMILY BATHROOM & EN-SUITE. The annexe offers a large OPEN PLAN living area formed by the sitting/dining rooms and kitchen with INTEGRATED APPLIANCES where the main bedroom benefits from an walk-in wardrobe and EN-SUITE. A tree lined aspect to the rear gives the garden privacy, wrapping around each side.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Detached Family Home with Annexe
- Approx. 0.20 Acre Plot (stms)
- Over 2700 Sq. Ft Of Accommodation (stms)
- Two 2024 Installed Gas Boilers
- Six Bedrooms In Total
- Stunning Kitchen With Integrated Appliances
- Ideal For Multi-Generational Living
- Large Sweeping Driveway

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 and Broadland Northway (NDR) within easy reach. Marriotts Way is only a few minutes walk away, and Taverham Mill Nature Reserve owned by Anglian Water is close by.

#### SETTING THE SCENE

The property is set back behind mature shrubs and hedges to the front, giving way to a large tarmac driveway suitable for the parking of multiple vehicles, with access to both the annexe and main residence coming towards the front of the home, where an EV charger is mounted on the wall.



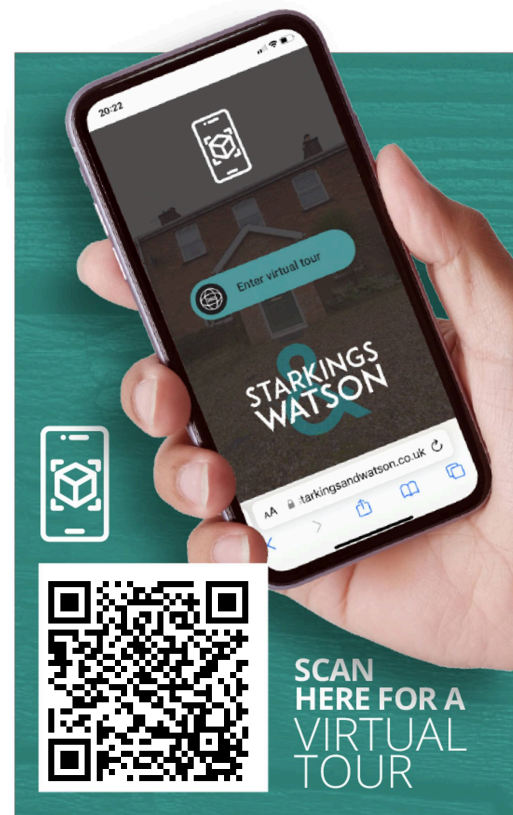
## THE GRAND TOUR

Stepping into the main residence you are first greeted with an exceptional open plan living space measuring a little over 540 square feet itself all complete with wooden effect flooring and a dual aspect comprising a large uPVC double glazed window to the front and sliding doors to the rear. This open space is suited to a dining room and sitting room suite with options to be had around layout and style. Stairs to the first floor can be found here as well as access into the utility room, all recently refitted with plumbing and room for additional appliances, while adjacent access into a ground floor shower room can be found with additional vanity storage and wall mounted towel rail. The kitchen has been fully refitted with no expense spared. Complete with all high end quartz work surfaces and kitchen island space giving way to a wide array of wall and base mounted storage units which lead to integrated appliances including a dishwasher, hob with extraction above and dual eye level ovens, while leaving room for a large American style fridge freezer. Within the quartz breakfast bar is a pop up power point, the perfect space for hosting family and friends.

The first floor landing allows access to all four bedrooms within the main residence as well as the main family bathroom suite which is yet to be renovated, complete with all tiled surround and plumbing for a three piece family bathroom suite. To the left of the gallery style landing are two double bedrooms, the larger with a rear facing aspect and tree lined views over the rear garden and carpeted floor space allowing room for a double bed and additional storage, whilst the second room sits towards the front of the home, again another large double bedroom with all laminated flooring and radiator below the double glazed window. To the right of the landing a third double bedroom is found with the rear facing aspect into the rear garden and large floor space allowing room for a double bed and additional storage. The main bedroom comes towards the front of the home, a generously sized and fully redecorated suite complete with modern radiator

and benefiting from the use of a large en-suite shower room with front facing window and low level radiator. From the landing there is access to the loft by a pull-down ladder. The loft is fully boarded and equipped with power and Velux windows. The area covers the whole of the main house and provides extensive storage.

Stepping inside the annexe to the side of the home, you'll first be greeted with a porch style hallway suitable for taking off coats and shoes before heading into the property. Immediately to your left is a fantastic dual aspect bedroom with ample room for a large double bed and additional storage solutions benefiting from a walk in wardrobe and three piece modern shower room with an all white suite and low level towel rails. The main residence is generous in size measuring some 24ft in length in an open plan style where the kitchen, dining room and sitting room can all be found. The kitchen is on a slightly raised platform including integrated appliances such as a fridge, oven and hob with plumbing and space for a dishwasher. Stepping down from this space, a door takes you into the side of the garden whilst a large carpeted area leaves room for a formal dining room and soft furnishings in front of the bi-folding doors, enabling you to incorporate the outside space seamlessly during those warmer summer months. A second double bedroom in the annexe can be found up the stairs with vaulted ceilings and Velux windows giving this room a triple aspect, allowing natural light to flood the space where eaves storage can be found on either side of the room.











## THE GREAT OUTDOORS

Immediately as you exit the rear of the home a large flagstone patio allow for seating where timber fences fully enclose the property giving way to colourful planting borders and a large lawn space. Mature trees and hedges border the rear of the property adding privacy and vibrancy.

## FIND US

Post Code : NR8 6SL

What3Words : ///cyber.fluffed.tasty

## VIRTUAL TOUR

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





Ground Floor



Floor 1

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

2790.55 ft<sup>2</sup>

259.25 m<sup>2</sup>

**Reduced headroom**

58.14 ft<sup>2</sup>

5.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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





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