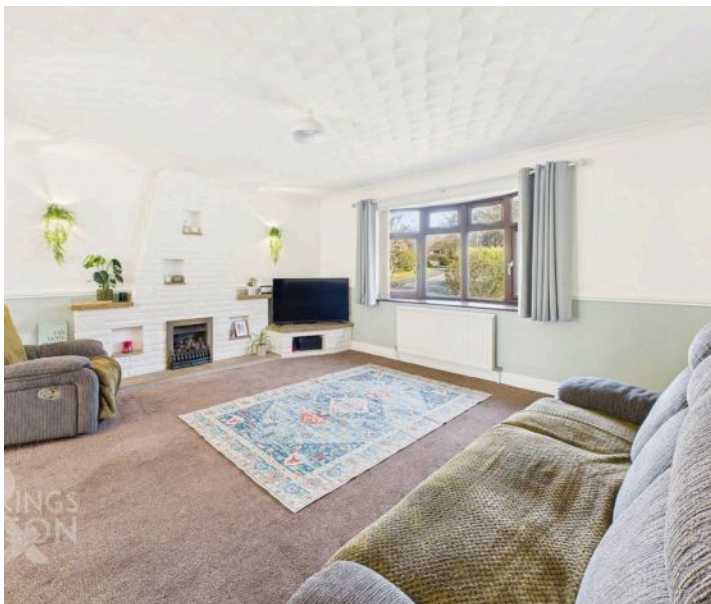




Shakespeare Way, Taverham - NR8 6SL





## Shakespeare Way

Taverham, Norwich

This stunning DETACHED HOUSE presents the IDEAL FAMILY HOME, boasting a spacious 1410 sq. ft (stms) of accommodation. Nestled in a SOUGHT AFTER LOCATION, this property is close to EXCELLENT LOCAL SCHOOLS catering to all ages, from primary to high schools. The property features a charming 15' BAY FRONTED SITTING ROOM, a separate dining room, and a garden room perfect for entertaining guests. The KITCHEN sits adjacent, with potential to open-plan the kitchen and dining space to suit your needs. Additionally, there is a convenient ground floor STUDY, W.C and separate UTILITY ROOM. Upstairs, four well-appointed bedrooms, en suite, and a family bathroom lead off the landing, with a rang of BUILT-IN FURNITURE to the main bedroom. The low-maintenance west-facing gardens provide a tranquil outdoor oasis, complete with a double garage beyond. The fully LANDSCAPED GARDNES include extensive patio seating areas that bask in the sun from the west-facing direction.



Steps lead down to various mature raised beds, creating a visually stunning backdrop. An area of artificial lawn adds a touch of greenery, while a pergola provides a private seating area for enjoying the outdoors.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Ideal Family Home with 1410 Sq. ft (stms)
- 15' Bay Fronted Sitting Room
- Separate Dining Room & Garden Room
- Potential for Open Plan Kitchen/Dining Space
- Ground Floor Study
- Four Bedrooms
- W.C, En Suite & Family Bathroom
- Low Maintenance West Facing Gardens & Double Garage

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

Tucked away in a residential cul-de-sac, lawned gardens can be found to the front with a range of mature planting and a rear driveway offering off road parking and garden access.

## THE GRAND TOUR

Heading inside, the hall entrance is finished with tiled flooring for easy maintenance and stairs rise into the first floor landing with useful built-in storage cupboard below. To your right hand side the main sitting room can be found with a feature fireplace and front facing uPVC window and opening to this adjacent dining room. With fitted carpet underfoot, the sitting room flows seamlessly into the dining area - with wood effect flooring and a door to the adjacent kitchen. To the rear, sliding patio doors open to a garden room, with a plastered warm roof above and dual aspect double glazed windows and French doors leading to the rear garden. The kitchen itself offers a range of built-in storage with granite work surfaces and tiled splash packs along with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. Space is provided for an American style fridge freezer whilst the dishwasher is integrated. Tiled flooring can be found underfoot with a rear facing window and recessed spotlighting above. A door takes you to the adjacent hall entrance and also to the utility room where a further range of storage can be found along with space for laundry appliances and a door taking you to the rear garden. Back into the hall entrance a ground floor W.C can be found with a white two piece suite, along with an adjacent study which offers the ideal space for home working or as a playroom if required.

Heading upstairs, the carpeted landing includes a built-in storage cupboard and loft access hatch, with doors taking you to the four bedrooms. The main bedroom sits at the front of the property with an extensive range of built-in bedroom furniture with fitted carpet underfoot and recessed spotlighting above.

Within the wardrobes a further storage recess can be found, whilst a door takes you to the en suite bathroom with a three piece suite including storage under the hand wash basin, feature mirror to one side and tiled walls. The second bedroom also sits at the front of the property with a built-in wardrobe with sliding doors, whilst the third and fourth bedroom enjoy rear facing aspects all being finished with uPVC double glazing and fitted carpet. The family shower room with a walk-in double shower completes the property, with tiled walls and non slip vinyl flooring, heated towel rail and useful storage under the hand wash basin.

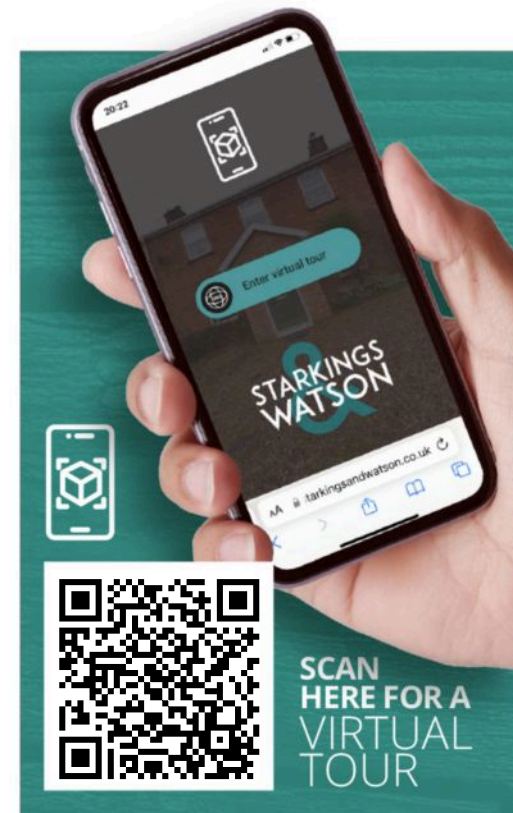
## FIND US

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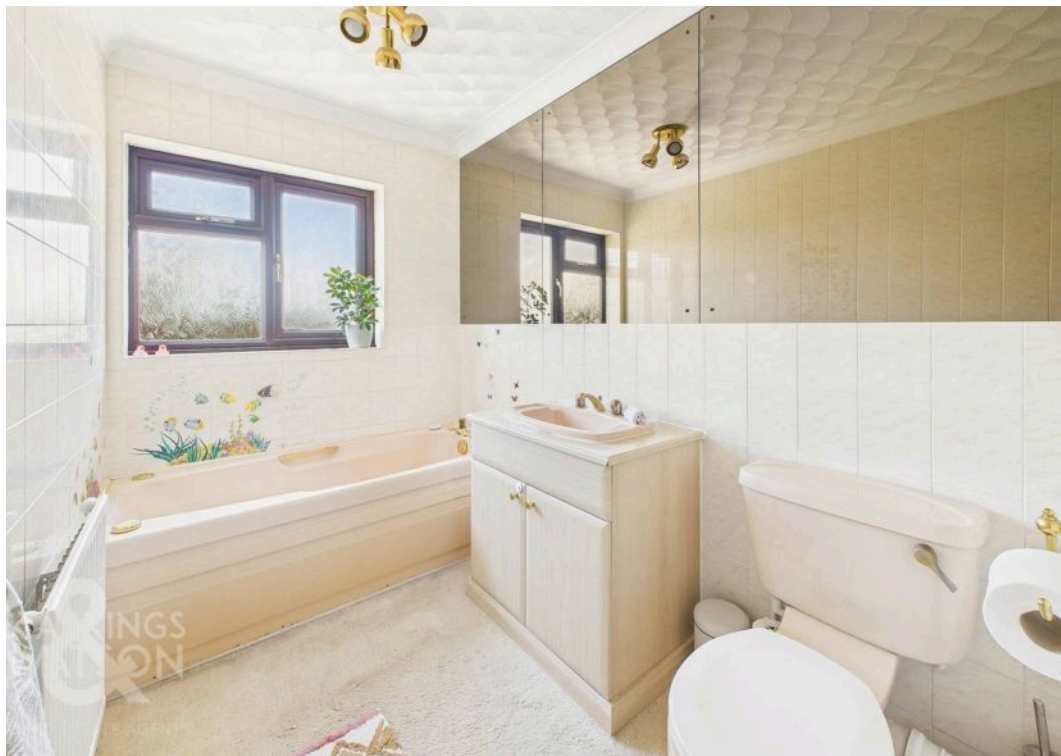
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## VIRTUAL TOUR

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







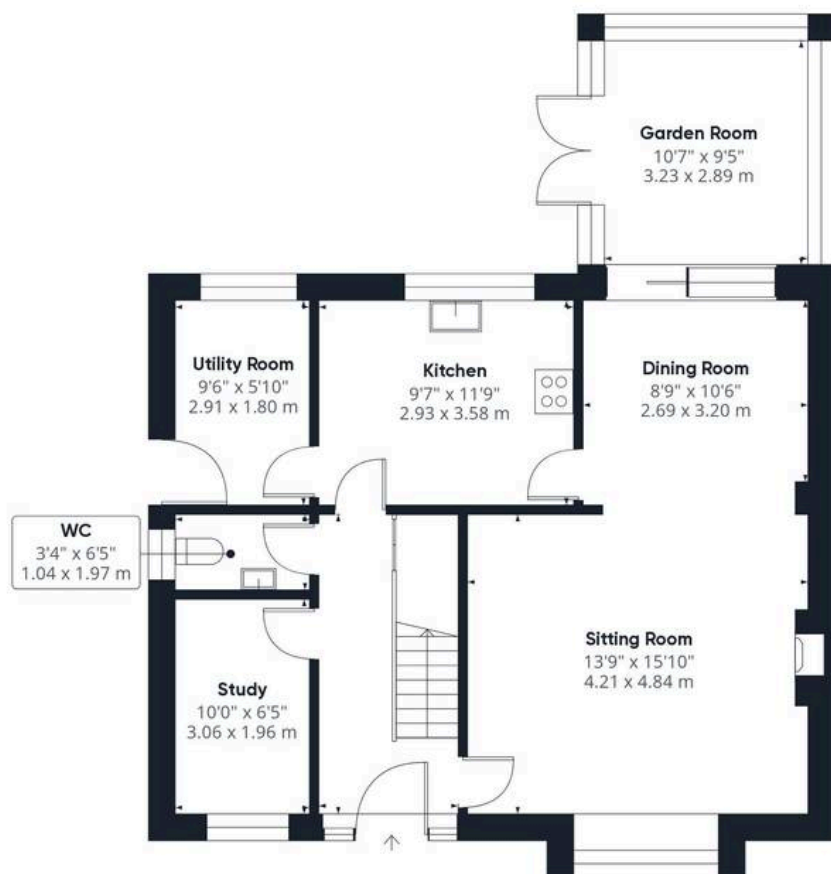




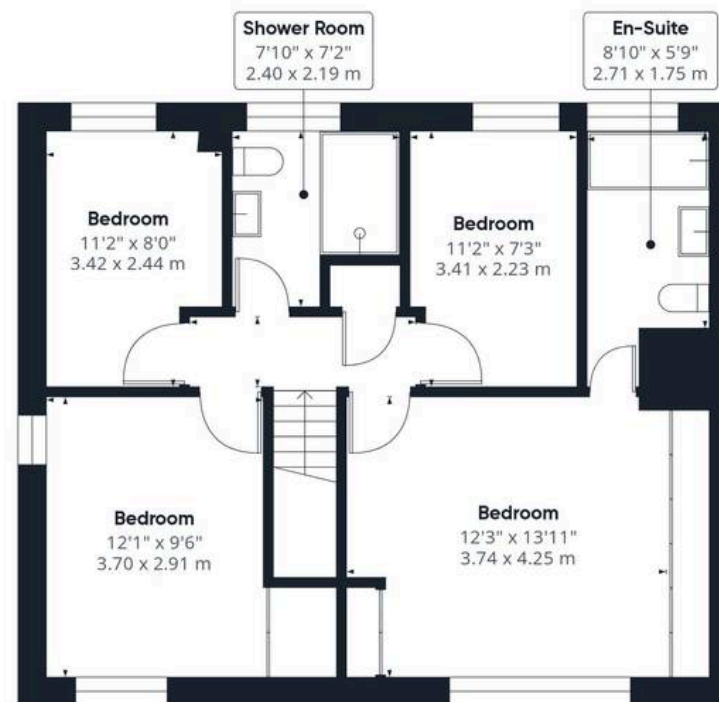
## THE GREAT OUTDOORS

Fully landscaped to include extensive patio seating areas enjoying the south west sun, steps lead down to various mature raised beds, with an area of artificial lawn and a pergola enjoying a private seating area. To the rear of the double garage, a rear access door can be found, with the twin up and doors to front with storage above, power and lighting.





**Ground Floor**



**Floor 1**

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

1410.82 ft<sup>2</sup>

131.07 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.