

Siennabelles Scotch  
Hill Road  
Taverham  
Norwich





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# Siennabelles Scotch Hill Road

## Guide Price £1,300,000

### The stunning contemporary family home...

Welcome to Siennabelles, an exquisite eco-friendly contemporary family home situated in a tranquil and exclusive location on Scotch Hill Road, Taverham. Enveloped by approximately 1.5 acres of beautifully maintained grounds, this property not only provides the allure of private woodland views but also ensures a peaceful and secluded lifestyle. As you step into the grand entrance hall, you are welcomed by extra-wide fitted doors equipped with smart technology, allowing effortless access to your home via your smartphone. The spacious landing area is filled with natural light thanks to the high ceilings, creating a warm and inviting atmosphere. The ground floor is a versatile space thoughtfully designed to cater to various family needs. It includes a multifunctional boot room for shoes and coats, an automation hub, and a utility area featuring top-of-the-range Miele appliances. Additionally, there is a practical WC for guests' convenience.

This residence capitalises on leisure and entertainment with distinct spaces such as a well-equipped gym, a cinema room featuring built-in speakers and an 8K cinema screen and a dedicated games room. The gym area is spacious and adaptable, offering the possibility to convert it into a sixth bedroom should you require additional sleeping space. The ground floor offers a remarkable versatility, with the potential and services to transform into an open plan space by removing non-load bearing walls, ideal for a self contained granny annex.

Ascending to the first floor the heart of the home showcases a remarkably designed open-plan kitchen, dining, and living area. The kitchen is a culinary dream, boasting a magnificent island perfect for casual dining, and premium appliances, including an induction hob, microwave, oven, and a wine fridge. An impressive boiling, chilled and sparkling water tap exemplifies the level of modern convenience throughout the home. This area seamlessly flows into the living space, which is complete with a log burner and ample room for entertaining.

Also on the first floor you will find a beautifully designed landing that overlooks the exquisite landscape. The bedroom wing comprises four generously sized double bedrooms, two of which are enhanced with luxurious en-suite facilities. Each bedroom is thoughtfully designed with air conditioning, along with automatic sensor lighting in the corridors, ensuring comfort and ease.

The primary bedroom is a luxurious retreat featuring a private access point to the garden and woodland views, a smart lighting system and integrated speakers for a complete sensory experience. Accompanying this sanctuary is a stunning walk-in wardrobe and an ultra-modern en-suite bathroom, complete with twin basins, a bath with integrated TV, and a spacious walk-in shower adorned with spa-like features. Bedrooms three and four are also spacious, each flooded with natural light and fitted with ample storage solutions. The shared Jack and Jill bathroom between these two rooms makes for convenient family living.

The outdoor areas of Siennabelles are designed for both relaxation and entertainment. Extensive dual entertaining decks surround the property, leading down to a meticulously maintained synthetic lawn terrace that replaces traditional grass while requiring minimal upkeep. The serene gardens feature various seating spots to enjoy the tranquil surroundings. The property is surrounded by secure fencing, ensuring privacy while you entertain or unwind in the outdoor space.

Additionally, the property is enhanced by cutting-edge smart technology by Control 4, keyless/automatic door locks, lighting with scenes, TV controls, heating and air conditioning, which is all centrally controlled in the electronic nerve centre, next to a good-sized storage room that further enhances the functionality of the home. With internal access to the integral double garage, equipped with a Tesla charging point, the residence embodies modern living.

Offering roughly 3,400 sq.ft of sophisticated living space, Siennabelles is the ideal family home, merging cutting-edge automation and technology, with luxury and comfort in a serene, private setting. This property must be seen in person to truly appreciate the sheer size, quality and unique features it boasts. Don't miss the chance to call Siennabelles your new home!

### Agents notes...

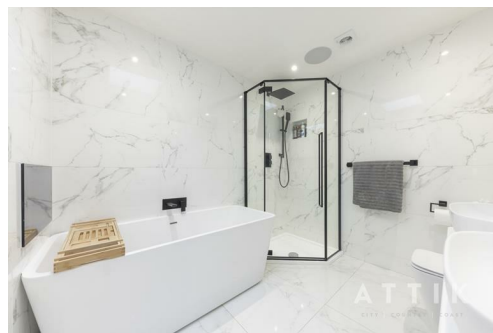
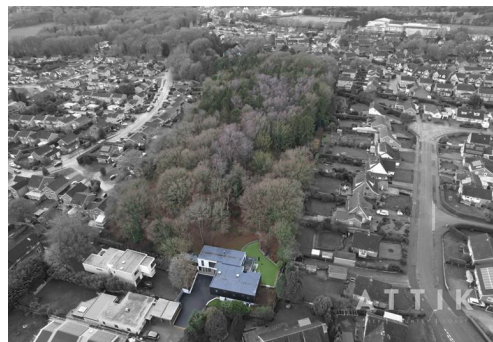
A pre-recorded walkaround tour is available for this property

The windows, doors and skylights are triple-glazed throughout

Please note, Scotch Hill Road is owned by Siennabelles, the 12 neighbouring properties have access and are responsible for contributing towards the road maintenance.

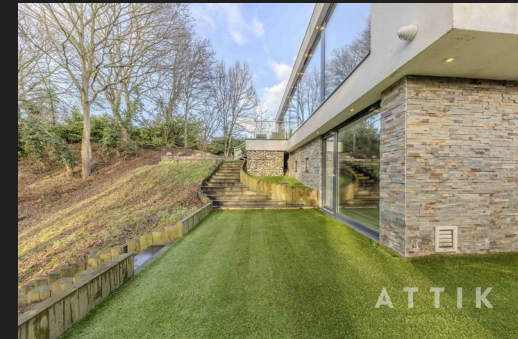
The property is monitored by a Texecom Premier Elite Alarm system and has full CCTV coverage.

Some of the removable automation, cinema, and gym equipment will be available by separate negotiation. Most items fixed in position, or anything essential for the operation of the automation and the home cinema is included in the sale. Please contact the team for a list of the main items included in/excluded from the sale.





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