



11 Gardyn Croft

Taverham, Norwich, Norfolk, NR8 6UZ

BROWN & CO



11 Gardyn Croft, Taverham, Norwich, Norfolk, NR8 6UZ

A superb five bedroom detached family home delightfully positioned at the end of an attractive private cul-de-sac in the popular suburb of Thorpe Marriott.

£525,000



DESCRIPTION

No. 11 Gardyn Croft comprises an executive detached five-bedroom family home occupying a large plot in the popular suburb of Taverham. The house is positioned at the end of an attractive cul-de-sac occupying an enviable spot on the development.

Approached at the front, no.11 enjoys access into a spacious reception hall serving the principal rooms which include the kitchen, sitting room, dining room and study. Of particular note, is the 21' sitting room with inset log burner and French doors lead out onto the garden terrace.

The dining room links with the sitting room via double doors and enjoys views over the gardens. The kitchen is positioned at the rear of the house and features a good range of wall and base units with a super range cooker and wine cooler which will remain with the property as part of the sale. Off the kitchen lies the utility room and access into the double garage. A cloakroom off the hall completes the ground floor accommodation.

The bedrooms and family shower room are well arranged off a landing. Four of the bedrooms are comfortable double rooms with the guest bedroom enjoying an en-suite shower room. The principal bedroom suite is beautifully designed with fitted wardrobes occupying one wall. There is a separate dressing room and a superb four-piece en-suite.

The gardens and grounds are more than adequate for a property of this size and type. There is a substantial parking area at the front which leads up to the double garage. The main gardens of the house are at the rear and are predominantly lawned with a large terrace which wraps around the property beautifully. An area of terrace extends into the lawn centrally providing an excellent spot to entertain.

The property comes to the market in wonderful order and will be of great interest to buyers keen to establish themselves in the sought-after suburb of Taverham.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

LOCATION

Taverham is a popular village located approximately 6 miles north-west of Norwich City centre on the A1067 Fakenham Road. Local amenities include a range of shops, all levels of schools including Taverham Hall School which is a privately owned public prep school. Taverham High School has been awarded specialist sports status. There is also the Wensum Valley Hotel, Golf & Country Club with two 18-hole golf courses and leisure facilities. Taverham also has a village hall, library, recreational ground (park), church, scout and guide hut (which also serves as the home of the local day-care centre), and two pubs: The Silver Fox and, in Thorpe Marriott, The Otter.

DIRECTIONS

Leave Norwich via Drayton Road (A1067) signposted to Fakenham. Proceed over the traffic lights at the junction with the outer ring road into Drayton High Road and continue to Drayton Village. Proceed through Drayton on the main road and take the left turn into Windsor Chase, follow Windsor Chase and at the end of the road



turn left onto Kingswood Avenue. Along Kingswood Avenue you will find Gardyn Croft on the left hand side, take the turning into Gardyn Croft and take the next left hand turn where you will find no.11.

AGENT'S NOTES:

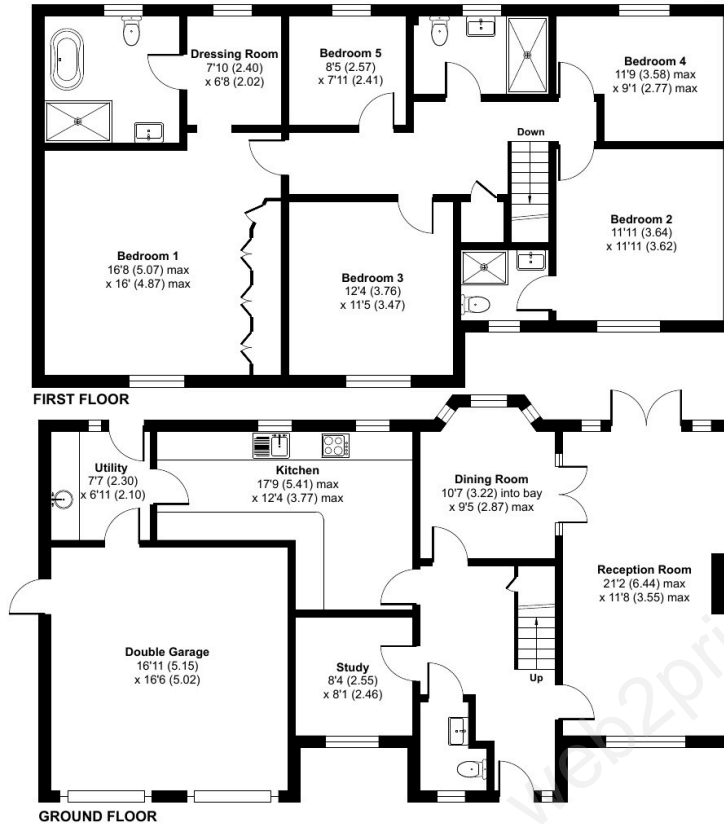
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

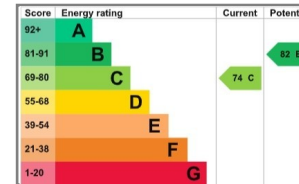


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Approximate Area = 1917 sq ft / 178 sq m
Garage = 278 sq ft / 25.8 sq m
Total = 2195 sq ft / 203.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brown & Co. REF: 1237848



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Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants