

FREEHOLD



House - End Terrace

# 35 THE DROVE, TAVERHAM, NR8 6FT

Price Guide

## £250,000

### FEATURES

- Guide £250,000
- Entrance Hallway
- Kitchen
- Enclosed Rear Garden
- Well Presented End Of Terrace
- Spacious Lounge & Conservatory
- Three Bedrooms
- Driveway Providing Off Road Parking



# 2 Bedroom House - End Terrace located in Taverham

Nestled at the end of a cul-de-sac on The Drove in Taverham, this ideally positioned end terrace house, built in 1998, presents an ideal opportunity for families seeking a comfortable and spacious home. With two well-appointed bedrooms and a generous lounge and a further reception room which could be used as a third bedroom, this versatile property is designed for modern living and can be adapted to suit many types of buyers.

Located off the hallway there is a reception, measuring over 17 feet. This room, having been converted from the original garage, offers flexibility and could serve as a bedroom, home office, gym, or playroom. If a kitchen/dining room is high on your priorities then this space would be ideal for further conversion.

The expansive sitting room, measuring 18 feet in length, is perfect for relaxation and entertaining, featuring a door that leads to the kitchen and sliding doors that open into the conservatory.

The kitchen is well designed with a range of fitted wall and base units, providing ample storage and space for appliances. The conservatory, accessible from the sitting room, brings in natural light and offers a seamless connection to the outdoor space.

On the first floor, you will find two double bedrooms, both well-sized, along with a family bathroom equipped with a three-piece suite.

Outside, the property boasts a low-maintenance garden, featuring artificial grass and a decking area, perfect for outdoor seating and entertaining. The front of the house includes a driveway, providing off-road parking.

This property is not to be missed, offering a blend of space, comfort, and

convenience in a peaceful setting. Whether you are a growing family or looking for a versatile home, this residence in Taverham is sure to impress.

Entrance hall

Glazed entrance door to the front, stairs to the first floor, doors to the sitting room, Bedroom three, double glazed window, radiator.

Living Room

Laminate flooring, access to the kitchen and sliding doors into the rear conservatory, radiator.

Kitchen

Vinyl flooring, a range of base and wall units with space for appliances, gas hob, sink with drainer, space for wall mounted gas boiler, double glazed window, radiator.

Conservatory

Laminate flooring, doubled glazed windows and door allowing access to the rear garden.

Master Bedroom

Carpeted flooring, built in wardrobes, radiator, double glazed windows to the front aspect.

Reception

Carpeted flooring, radiator, double glazed window to rear.

Bedroom Three

Carpeted flooring, Double glazed window to front aspect, radiator.

Bathroom

Vinyl Flooring, tiled splash backs, Wc, Sink, Panelled bath with shower head over, double glazed window, radiator.

Outside

The property is approached by a hard standing driveway providing off road parking, To the rear there is a enclosed garden that benefits from artificial laid to lawn and a raised decking area along with a outside tap, side access. The garden is enclosed by timber fencing.





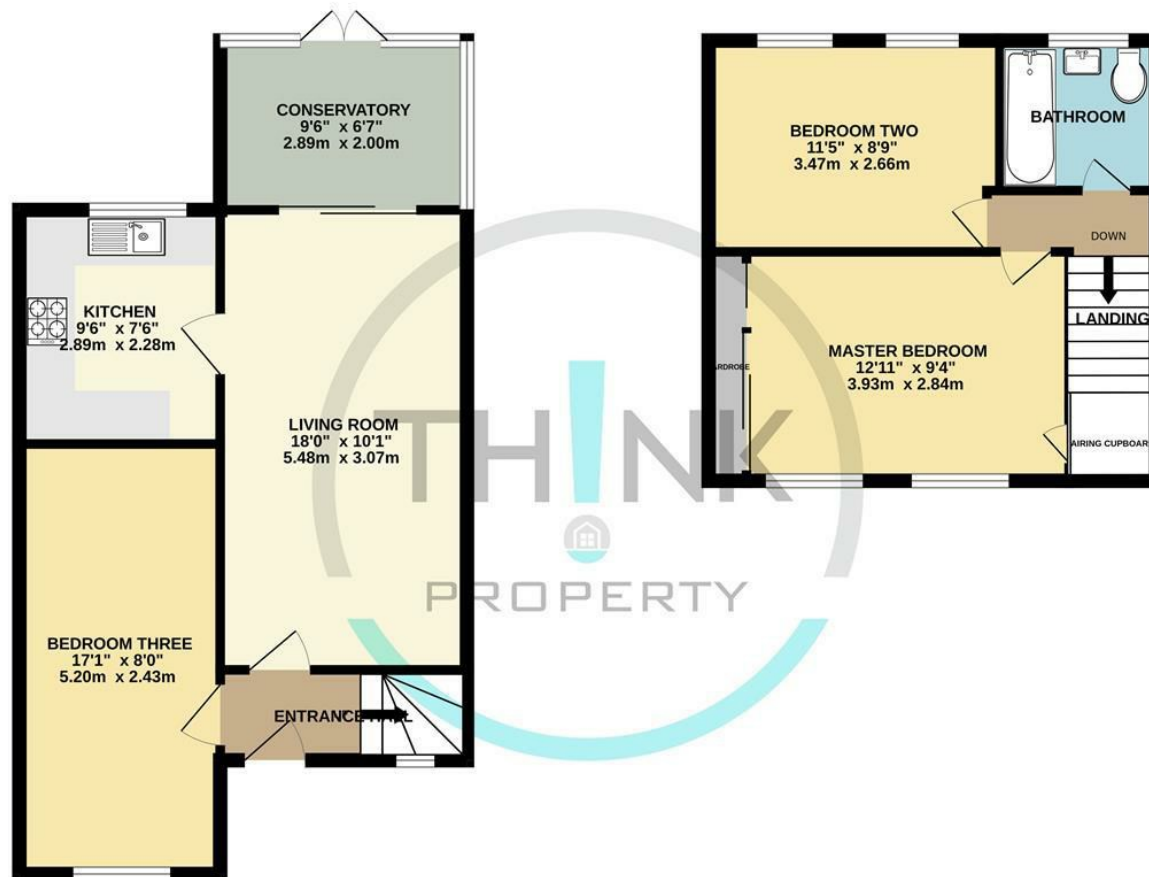
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NORWICH SALES | 4 THE SQUARE THORPE MARRIOTT NORWICH NR8 6XE

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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Council Tax Band

C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>69</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

