

FREEHOLD

House - Detached

# 6 MOKYLL CROFT, TAVERHAM, NR8 6UG

Price Guide

£350,000

## FEATURES

- £350,000 - £375,000
- Stunning Family Room Extension
- Downstairs W/C
- Driveway & Garage
- Four Bedroom Detached House
- Generous Living Spaces
- En Suite To Bedroom One
- Enclosed Rear Garden



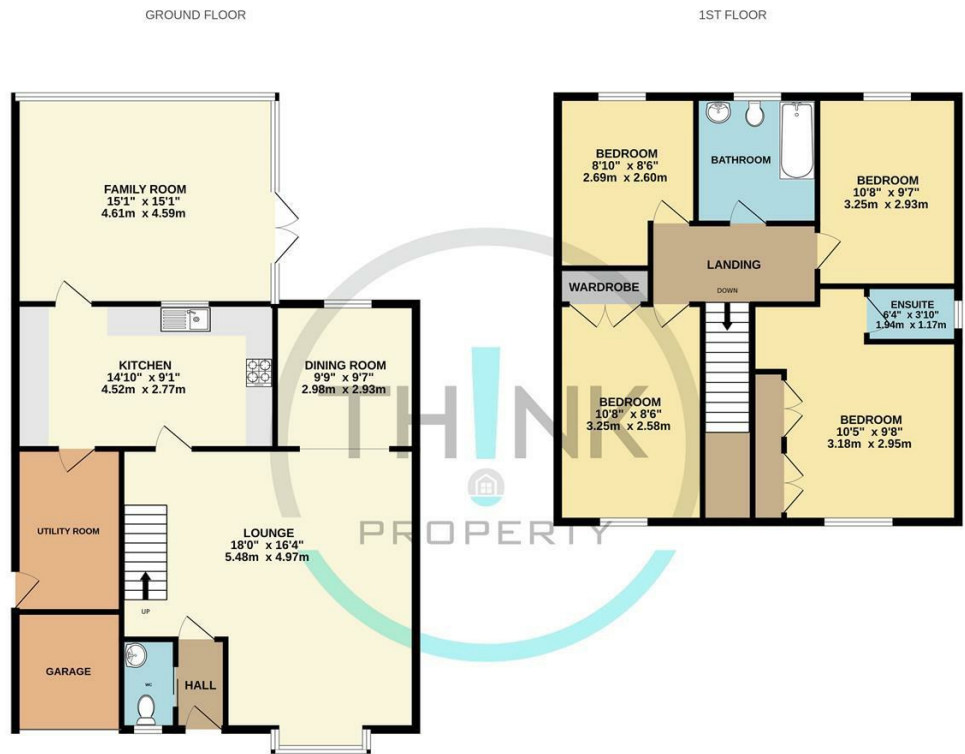
# 4 Bedroom House - Detached located in Taverham

**\*\* £350,000 - £375,000 \*\*** Located in the desirable location of Mokyll Croft, Taverham, this generous four-bedroom detached house offers a perfect blend of comfort and style for the modern family.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, complete with a charming wood burner, perfect for cosy evenings. The dining room offers an ideal setting for family meals and entertaining guests, while the well-appointed kitchen breakfast room is both functional and inviting. A stunning family room adds to the appeal, creating a versatile space for relaxation and leisure. The ground floor also features a convenient cloakroom.

As you ascend to the first floor, you will find four well-proportioned bedrooms, including a main bedroom suite with an en suite bathroom, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, providing ample facilities for the household.

The exterior of the property is equally impressive, featuring an enclosed tiered rear garden that boasts a paved seating terrace, perfect for al fresco dining, leading up to a lovely



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 is given as to their operability or efficiency can be given.  
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**Council Tax Band**  
**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(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.

