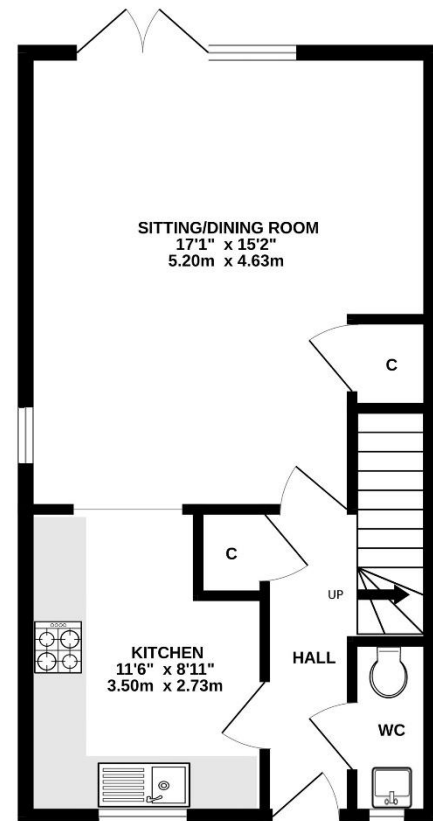


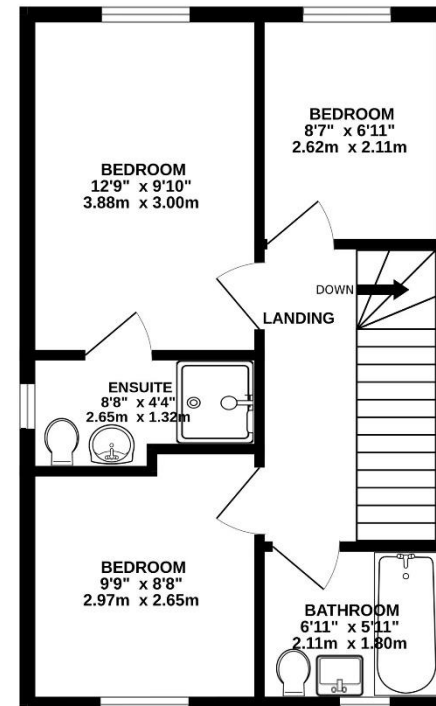
Paper Mill Lane, Taverham  
OIEO £325,000 Freehold



GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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.  
Made with Metropix ©2025

Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

**rightmove**

**ZOOPLA**

**onTheMarket**.com

**THE GUILD**  
PROPERTY  
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Modern Semi Detached Home
- Three Bedrooms With Master En-Suite
- Entrance Hallway With Cloakroom
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Family Bathroom Suite
- South/West Facing Enclosed Rear Garden
- Garage & Driveway
- Solar Panels & Underfloor Heating
- EPC Rating A / Council Tax Band C



## Description

A beautiful three bedroom family home located on the popular Taursham park development in Taverham.

Built in 2021 by renowned developers, Abel homes, this great home boasts an A rated energy efficiency certificate and boasts triple glazed windows throughout, PV panels and underfloor heating on the ground floor. This Harmony design home features accommodation which comprises; entrance hallway with attractive tiled flooring, doors to all principal rooms and a staircase which rises to the first floor. The downstairs cloakroom has a two piece suite with low level WC, hand wash basin and a window to the front aspect. The kitchen/breakfast room is spacious and features a range of high quality built in appliances and opens into the sitting/dining room. The sitting dining room measures in excess of 17' and features a understairs storage cupboard and French doors leading to the rear garden.

To the first floor there are three well proportioned bedrooms with the principal bedroom featuring an en-suite shower room with three piece suite. There is also a family bathroom with panel bath with shower over, low level WC and a hand wash basin.

## Outside

Outside to the front aspect there is a landscaped garden with flower and shrub beds and a pathway leading to the front door. The block paved driveway has ample off road parking, an electric car charging point and provides access to the single garage with up and over door. To the rear aspect there is a generous lawn garden which is all enclosed by timber fencing and features a patio area providing seating. This lovely South/West facing garden is perfect for enjoying warm summer evenings

Additionally, the property benefits from sustainable cedar cladding, magnesium downpipes/guttering and integrated A rated Bosch appliances.

## Location

Taverham is situated six miles to the North/East of Norwich and offers good access to both the NDR and A47. There are a wealth of amenities in the village which include Wensum Valley Hotel, Golf and Country Club, Taverham Mill Nature Reserve which is a haven for anglers, walkers and nature lovers, a large superstore, doctors surgery, dentist, vets and a range of further independent shops. Additionally, there are good infant, primary and high schools including Langley Preparatory School in the area. There is also a regular bus route through the village.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Directions

Leave Norwich via the Drayton Road and continue onto Fakenham Road heading towards Taverham. Turn left into Beech Avenue and and right into Draper Way. Turn left into Paper Mill Lane where the property can be found indicated by our For Sale Board.

