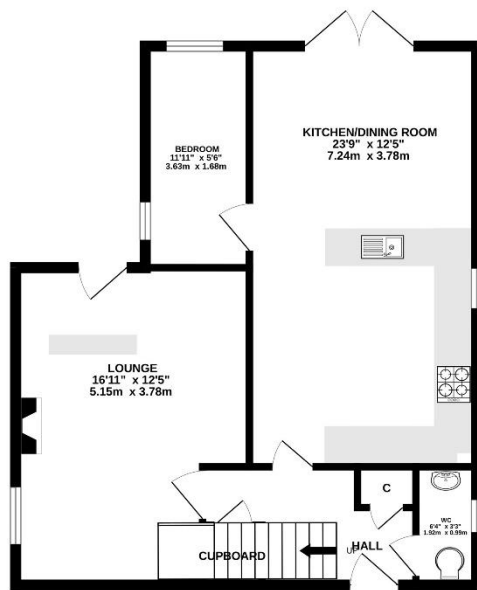


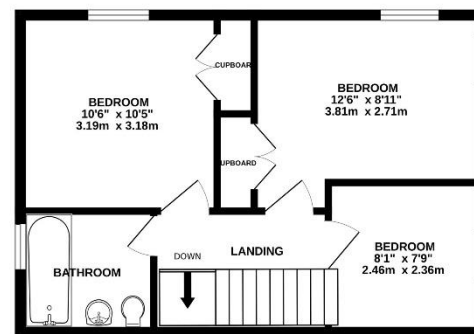
Norgate Way, Taverham  
OIEO £325,000 Freehold



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

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

**rightmove**

**zoopla**

**onTheMarket**

**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.

- Four Bedroom Detached Family Home
- Stylish 23ft Kitchen/Diner
- Spacious Sitting Room
- Contemporary Three Piece Bathroom
- Ground Floor 4<sup>th</sup> Bedroom/Office

- Enclosed Rear Garden With Outdoor Bar
- Built In Speaker System & Modern Lighting
- 4kw Solar Panel System With Battery Storage
- Early Viewing Is Highly Recommended
- EPC Rating Tbc / Council Tax Band C



## Description

Exceptional four-bedroom detached family home, ideally located at the end of a peaceful cul-de-sac in the sought-after area of Taverham.

Boasting a range of high-quality modern upgrades, this impressive property offers spacious, versatile accommodation throughout and early viewing is highly recommended.

Upon entering, you're welcomed into a bright entrance hallway with a downstairs cloakroom, staircase to the first floor, and access to both the sitting room and the kitchen/dining area. The sitting room is generously proportioned and features direct access to the rear garden via a glazed door, offering a seamless connection to the outdoor space. The standout feature of the home is the stunning kitchen/dining room, measuring over 23 feet. This stylish space is fitted with a contemporary range of wall and base units and includes integrated appliances such as an eye-level oven with separate hob, fridge/freezer, dishwasher, and washing machine. Additional features include sleek high-gloss floor tiles, recessed LED spotlights, an integrated EIS speaker system with wall-mounted controls, and French doors leading to the rear garden.

Accessed from the kitchen/dining room, the fourth bedroom benefits from dual aspect windows and is also equipped with a built-in speaker system and controls, ideal as a guest room, playroom, or home office.

Upstairs, you'll find three well-sized bedrooms. The second and third bedrooms feature built-in wardrobes, while the stylish, recently refitted family bathroom includes a modern three-piece suite: a panelled bath with shower over, low-level WC, and a contemporary wash basin. Externally, the property offers a generous driveway providing ample off-road parking and access to a single garage, which has been partially converted to include a home office while retaining storage space behind an electric roller door.

## Outside

The rear garden is low-maintenance and fully enclosed, featuring artificial turf, a separate patio area ideal for seating, and a remarkable outdoor bar with composite cladding and underfloor heating. This versatile space can also serve as a gym, garden office, or entertainment hub.

Additional benefits include a 4kW solar panel system with battery storage, helping to significantly reduce electricity costs.

## 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

## Tenure

Freehold

