



Marriott Chase, Taverham - NR8 6QQ



Marriott Chase

Taverham, Norwich

Tucked away in a quiet CUL-DE-SAC on the fringes of this sought-after development, this DETACHED FAMILY HOME offers IN EXCESS OF 1,660 Sq. Ft (stms) of beautifully UPDATED and IMPROVED accommodation. Step through the spacious HALLWAY ENTRANCE, where stairs rise to the first floor and a convenient two piece W.C. is perfectly positioned for guests. The ground floor features a versatile STUDY with a bright DUAL ASPECT, ideal as a home office or potential FIFTH BEDROOM to suit your family's needs. The heart of the home is the impressive 14' REFITTED KITCHEN, complete with INTEGRATED APPLIANCES, a stylish BREAKFAST BAR, and EXTENSIVE STORAGE for effortless organisation. Entertain with ease in the 22' DUAL ASPECT SITTING ROOM, enjoying a BAY WINDOW to the front aspect and FRENCH DOORS to the rear, leading directly out to the garden creating a seamless indoor-outdoor flow. Well proportioned and versatile, the adjacent separate DINING ROOM provides an inviting space for relaxing with family or hosting memorable dinner parties. Upstairs, a stunning GALLERIED LANDING leads to FOUR BEDROOMS, including three sizeable doubles, each bedroom boasts INTEGRATED WARDROBES providing ample storage. The MAIN BEDROOM boasts a modern ENSUITE SHOWER ROOM, while the remaining rooms are served by a contemporary three piece SHOWER ROOM, ensuring comfort and privacy for all. c



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home Offering In Excess Of 1,660 Sq. Ft (stms) Of Accommodation
- Quiet Cul-De-Sac Setting On The Fringes Of The Development
- 22' Dual Aspect Sitting Room & Separate Dining Room
- 14' Refitted Kitchen With Integrated Appliances & Breakfast Bar
- Four Bedrooms Opening From The Landing
- Ground Floor W.C, Family Shower Room & Ensuite Shower Room
- Beautifully Maintained Private & Enclosed Garden Enjoying A Tree-Lined Rear Aspect
- Driveway Parking & Detached Double Garage



The well served village of Taverham and development of Thorpe Marriott offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets, library and excellent transport links via car and bus, with the A47 & NDR within easy reach.

SETTING THE SCENE

Quietly positioned and set back from the road, the property boasts a beautifully maintained frontage featuring a manicured lawn framed by a vibrant array of colourful plantings and greenery. This opens onto a generously sized paved driveway, providing ample parking and leads to a separate double garage equipped with two up-and-over doors. The main entrance is conveniently located at the front of the home under an open porch.

THE GRAND TOUR

Stepping inside, the spacious entrance hallway immediately impresses, featuring stairs rising to the first floor and integrated storage with ample room for coats and shoes. To the right, a conveniently positioned two piece W.C sits adjacent to a versatile ground floor study. This bright, dual aspect room benefits from uPVC double glazed windows and carpeted flooring, currently utilised as a home office but offers the flexibility to serve as a ground floor bedroom. Hard flooring underfoot flows from the hall into the refitted 14' kitchen, which enjoys a light and airy feel thanks to skimmed ceilings and overhead LED lighting. The fully fitted kitchen boasts an extensive range of wall and base units, with worktop space wrapping around to form a sizeable breakfast bar, perfect for entertaining. High quality integrated appliances include a dishwasher, an inset electric hob with an extractor, and a Neff oven, alongside space for a freestanding fridge/ freezer. Adjacent to the pedestrian door leading to the garden, floor to ceiling cupboards provide clever utility plumbing and additional storage. Spanning the other side of the home is the impressive 22' dual aspect sitting room. This inviting space features a bright bay window to the front, French doors to the rear opening directly onto the garden, and soft carpeted flooring throughout, the space allowing for a range of soft furnishing layouts. Bi-folding internal doors provide a seamless transition into the separate dining space, which offers ample room for a formal table and enjoys pleasant views over the rear garden.

Ascending to the galleried first floor landing, you will find loft access overhead and a useful airing cupboard. Doors lead to four well appointed bedrooms, including the spacious main bedroom. This retreat features "his and hers" integrated wardrobes and a private three piece ensuite shower room, complete with a glass enclosed cubicle, tiled splashbacks, vanity storage below the sink and a wall mounted heated towel rail. Across the landing, two further sizeable double bedrooms both offer carpeted flooring, integrated wardrobes, and uPVC double glazed windows. The final room, currently serving as a dressing room, also benefits from integrated wardrobes and would make an ideal single bedroom. Completing the accommodation is the contemporary three piece family shower room, which boasts a sizeable double shower cubicle with a sliding glass door and convenient recessed storage space.

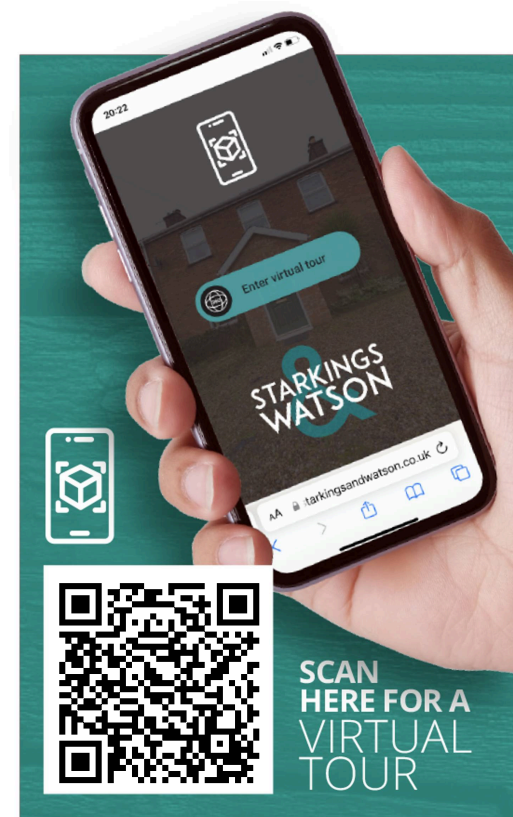
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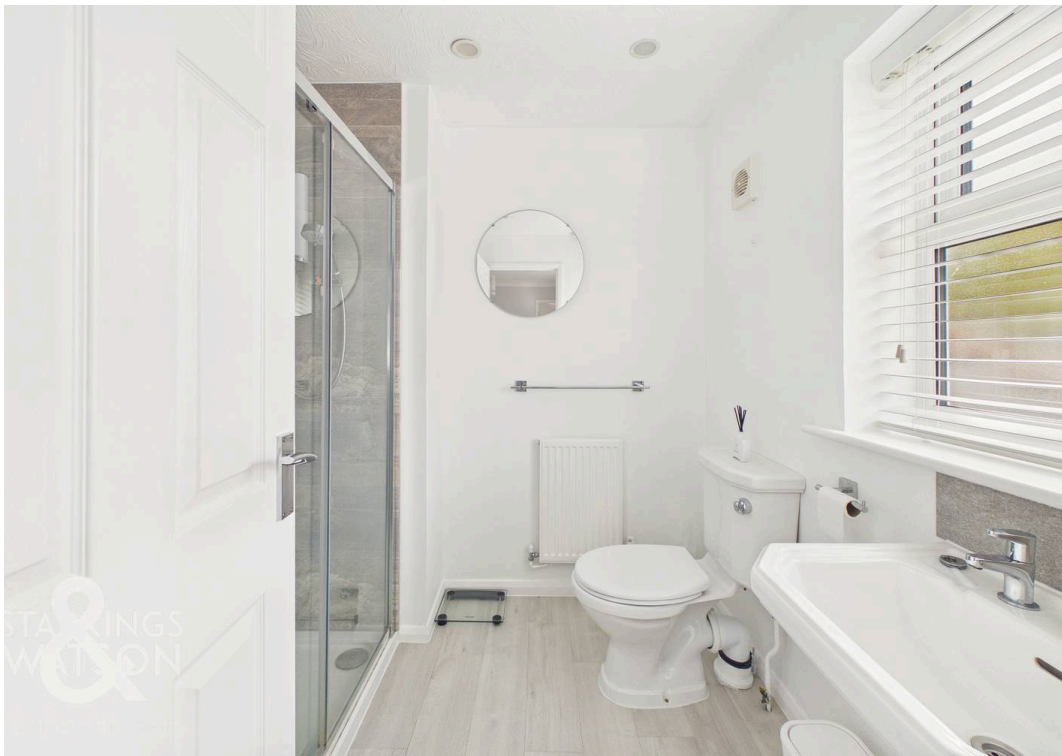
Postcode : NR8 6QQ

What3Words : ///attitudes.bashed.standards

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





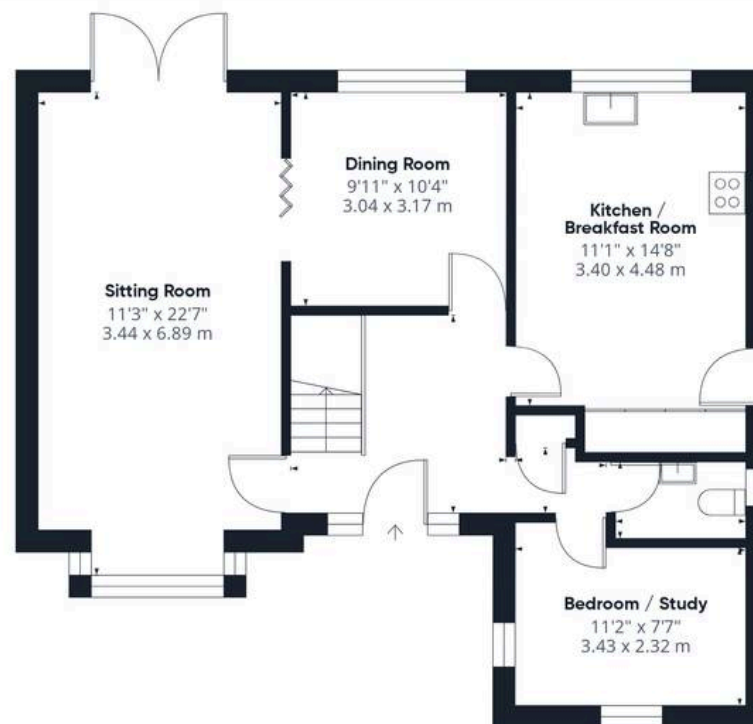


THE GREAT OUTDOORS

Stepping outside, you will find a private and fully enclosed rear garden bordered by timber panel fencing, featuring a flagstone walkway that wraps around the rear and side boundaries of the property. The main body of the garden is predominantly laid to lawn and framed by flower beds hosting a colourful variety of shrubs and plantings, all while enjoying a generous and tranquil tree-lined rear aspect. To the side of the home, a substantial flagstone patio offers the perfect space for outdoor furniture and alfresco relaxation during the summer months.

Practicality is also well-catered for, with a pedestrian door providing direct access to the garage, additional space tucked away behind the garage itself and a traditional wooden latch and brace gate leading out to the driveway.

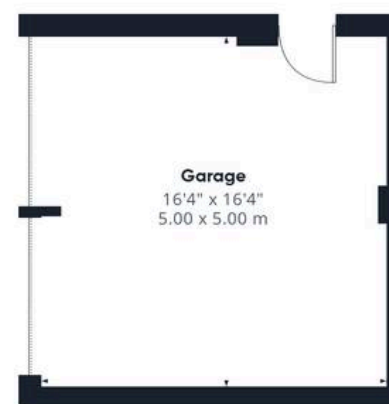




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1664 ft²

154.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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