



The Cains, Taverham Norwich NR8 6FU

welcome to

The Cains, Taverham Norwich

William H Brown are delighted to present this well-positioned two-bedroom semi-detached home, situated within the highly sought-after development of Thorpe Marriott. Offered to the market with no onward chain, this property represents an excellent opportunity for an assortment of buyers.



Accommodation

Located within the ever-popular Thorpe Marriott development on the western outskirts of Norwich, this well-presented two-bedroom semi-detached home offers comfortable and practical accommodation in a quiet residential setting. The property boasts a spacious and welcoming layout, with a particularly impressive master bedroom, providing an abundance of space rarely found in similar properties. The second bedroom offers versatility for use as a child's room, guest bedroom or home office, making the property well suited to a range of buyers. The ground floor provides bright and functional living accommodation, creating an ideal environment for everyday living and entertaining. Outside, the property enjoys the benefit of allocated parking directly to the front, ensuring convenience for homeowners and visitors alike. One of the standout features of this home is its peaceful position within the development, enjoying no passing traffic, creating a quieter and safer environment that will particularly appeal to young families and first-time buyers. Thorpe Marriott remains one of Norwich's most desirable suburban locations, renowned for its strong sense of community and excellent local amenities. Residents benefit from nearby schools, local shops, supermarkets, parks, playing fields and scenic countryside walks. The area also offers excellent transport links with easy access to Norwich City Centre, the A47 and Northern Distributor Road, making it an ideal location for commuters.

Entrance Hall

External entrance door opening to front aspect, stairs rising to first floor, radiator, internal door opening to lounge.

Lounge

Radiator, and upvc double glazed window to the front aspect.

Kitchen

Upvc double glazed window to rear, part double glazed door to rear garden, range of wall and base units with 1 1/2 bowl stainless steel sink with mixer over, cooker, hob with extractor over, space for washing machine and fridge-freezer, boiler for the heating system and cupboard extending under the stairs.

First Floor Landing

Carpet flooring, loft access, internal doors opening to both bedrooms.

Bedroom 1

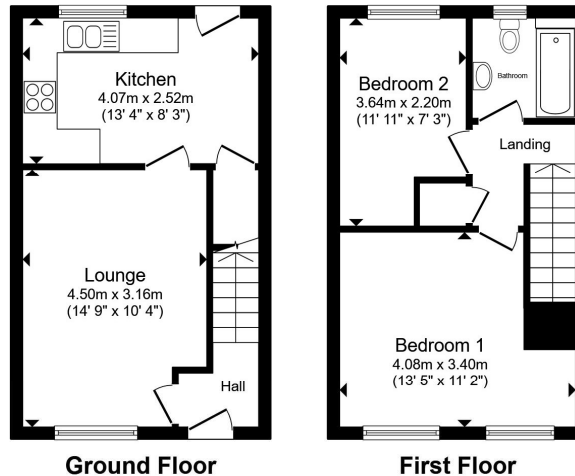
Carpet flooring, two radiators, and two upvc double glazed windows to the front aspect.

Bedroom 2

Carpet flooring, radiator, and upvc double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c., pedestal hand wash basin, panelled bath with shower over, upvc double glazed obscure glass window to the rear aspect.



Total floor area 58.4 m² (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Outside

Allocated parking to the front of the property, as well as a lawned area with mature hedging, and path leading to front door. A further path leading alongside the neighbours and across the back to access the rear garden. The rear garden is enclosed mainly laid to lawn with a shed and a patio area from the rear door to the house.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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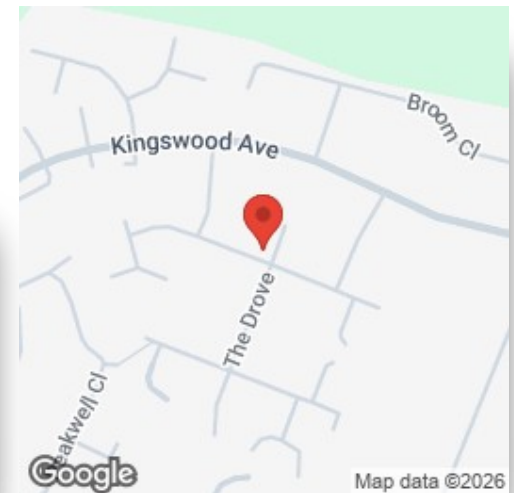
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- NO ONWARD CHAIN!!
- Semi-Detached House
- Two Bedrooms
- Allocated Parking
- Upvc Double Glazed Windows

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103640 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk