



Norgate Way, Taverham - NR8 6TX

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HYBRID ESTATE AGENTS



Norgate Way

Taverham, Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this MID-TERRACED FAMILY HOME offers a welcoming blend of comfort and practicality, ideal for modern family living. Step into a SPACIOUS HALLWAY ENTRANCE, complete with a conveniently positioned two piece W.C and stairs rising to the first floor with tucked away integrated storage beneath, perfect for coats, shoes, or household essentials. The heart of the home is the impressive 23' DUAL ASPECT SITTING/ DINING ROOM, a light filled space perfect for both relaxation and those who love to entertain, flowing seamlessly into the 14' UPVC DOUBLE GLAZED CONSERVATORY. Here, FRENCH DOORS open directly to the garden, creating a wonderful indoor outdoor connection. The FULLY FITTED KITCHEN features EXTENSIVE STORAGE and ample space for appliances for easy food preparation. Upstairs, discover THREE BEDROOMS, all well proportioned including TWO DOUBLE ROOMS with INTEGRATED WARDROBES. All rooms are serviced by a centrally located three piece FAMILY BATHROOM, including a shower over the bath, ideal for busy families.



This thoughtfully arranged layout ensures privacy and comfort for all members of the household. Stepping outside, the PRIVATE and FULLY ENCLOSED rear GARDEN is perfect for family gatherings, barbeques, or simply unwinding in the fresh air. Adjacent to the property, the ENBLOC GARAGE and OFF-ROAD PARKING can be found, ensuring convenience for multiple vehicles.

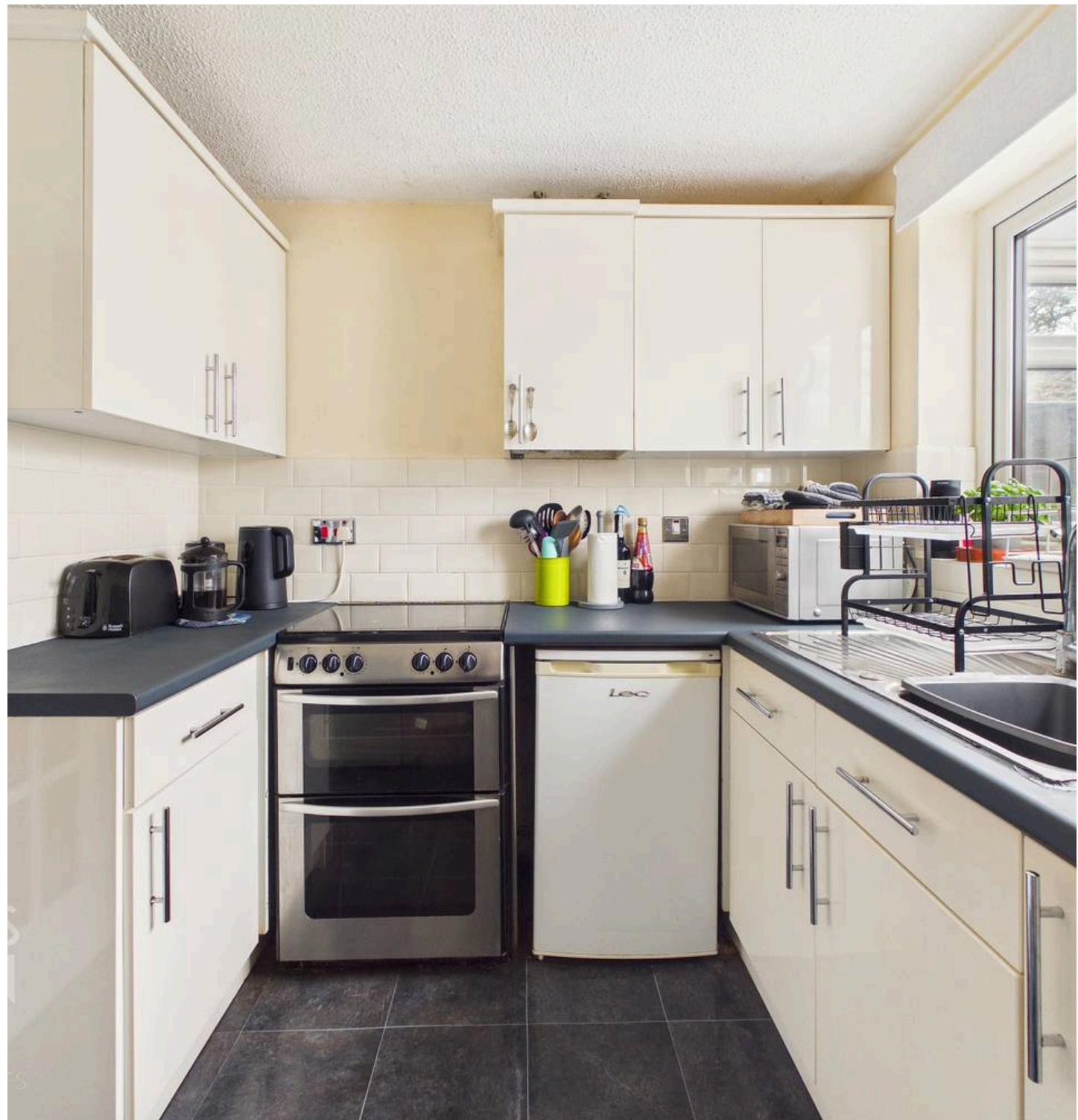
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terraced Family Home
- Quiet End Of Cul-De-Sac Setting
- 23' Dual Aspect Sitting/ Dining Room
- 14' uPVC Double Glazed Conservatory
- Hallway Entrance With Convenient Two Piece W.C
- Three Bedrooms
- Private & Enclosed Rear Garden
- Enbloc Garage & Off-Road Parking

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



SETTING THE SCENE

The property is set back from the road, featuring a low maintenance shingle laid frontage adorned with shrubs and plantings. The main entrance is positioned at the front of the home under an open porch, while to the side of the property, the enbloc garage can be found with additionally off-road parking in front.

THE GRAND TOUR

Stepping through, you are greeted by a light filled hallway entrance featuring hard flooring that continues into a conveniently positioned two piece W.C, perfect for guests. Stairs rise to the first floor with tucked away storage beneath, ideal for coats and shoes, while to the right, carpeted flooring runs through the 23' open sitting and dining room. Remodelled to offer an open plan feel, this space is flooded with natural light from a generous dual aspect and a uPVC double glazed bay window to the front, providing versatility for a range of soft furnishing layouts and a formal dining table, with inset space either side of the chimney breast ideal for storage furniture or inset shelving. At the end of the hallway, the fully fitted kitchen offers extensive storage from a range of wall and base units with wrap around worktops for food preparation and complimented with tiled splashbacks for ease of maintenance. There is freestanding space for an oven, under counter plumbing for a washing machine, and space for an 'American style' fridge/ freezer. To the rear of the home, the 14' uPVC double glazed conservatory offers a versatile and spacious second reception space, accessed via French doors from the sitting room, currently utilised for a desk and storage space, it provides ample room for dining or further seating, with a second set of French doors opening directly onto the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above alongside a generous integrated airing cupboard which houses the boiler and water tank. The main bedroom features continued carpeted flooring with space for a large double bed and integrated corner wardrobes, while the second double bedroom enjoys a front facing aspect with a further generous bay window and integrated wardrobes. The third bedroom overlooks the garden, used as a single room or as an ideal home office. All rooms are served by the family bathroom, offering a three piece suite with a shower over the bath, a glass splashback, floor to ceiling tiling, and a wall mounted heated towel rail.

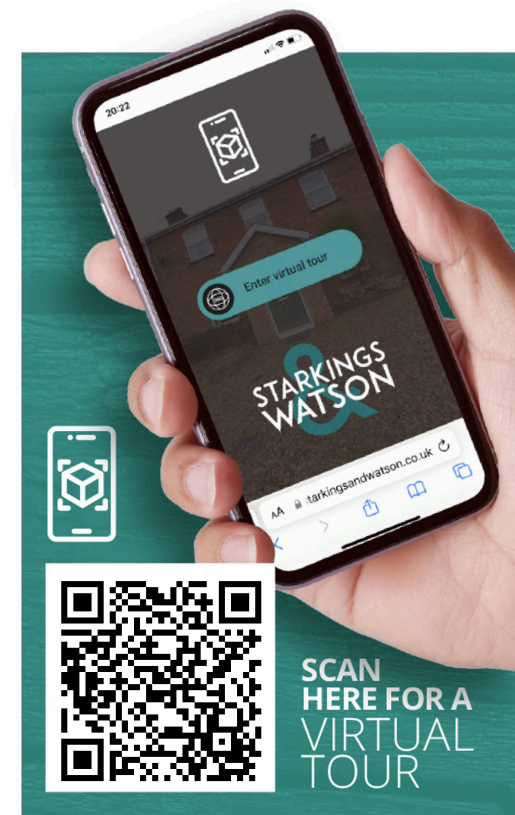
FIND US

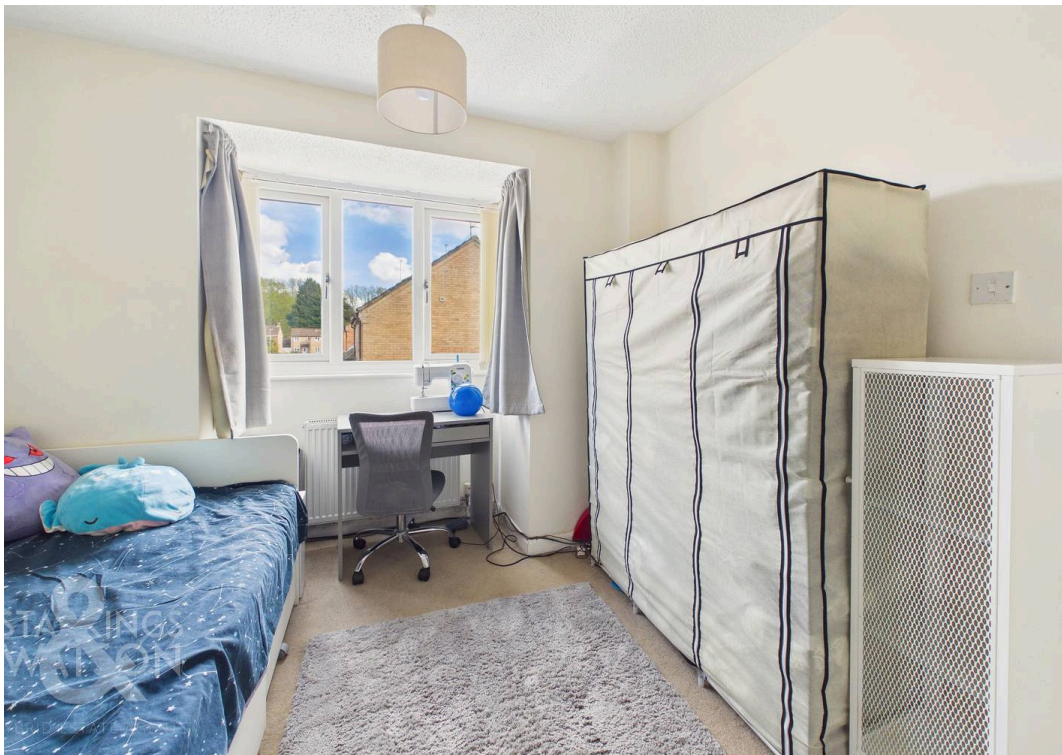
Postcode : NR8 6TX

What3Words : ///whisker.refusals.conspire

VIRTUAL TOUR

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



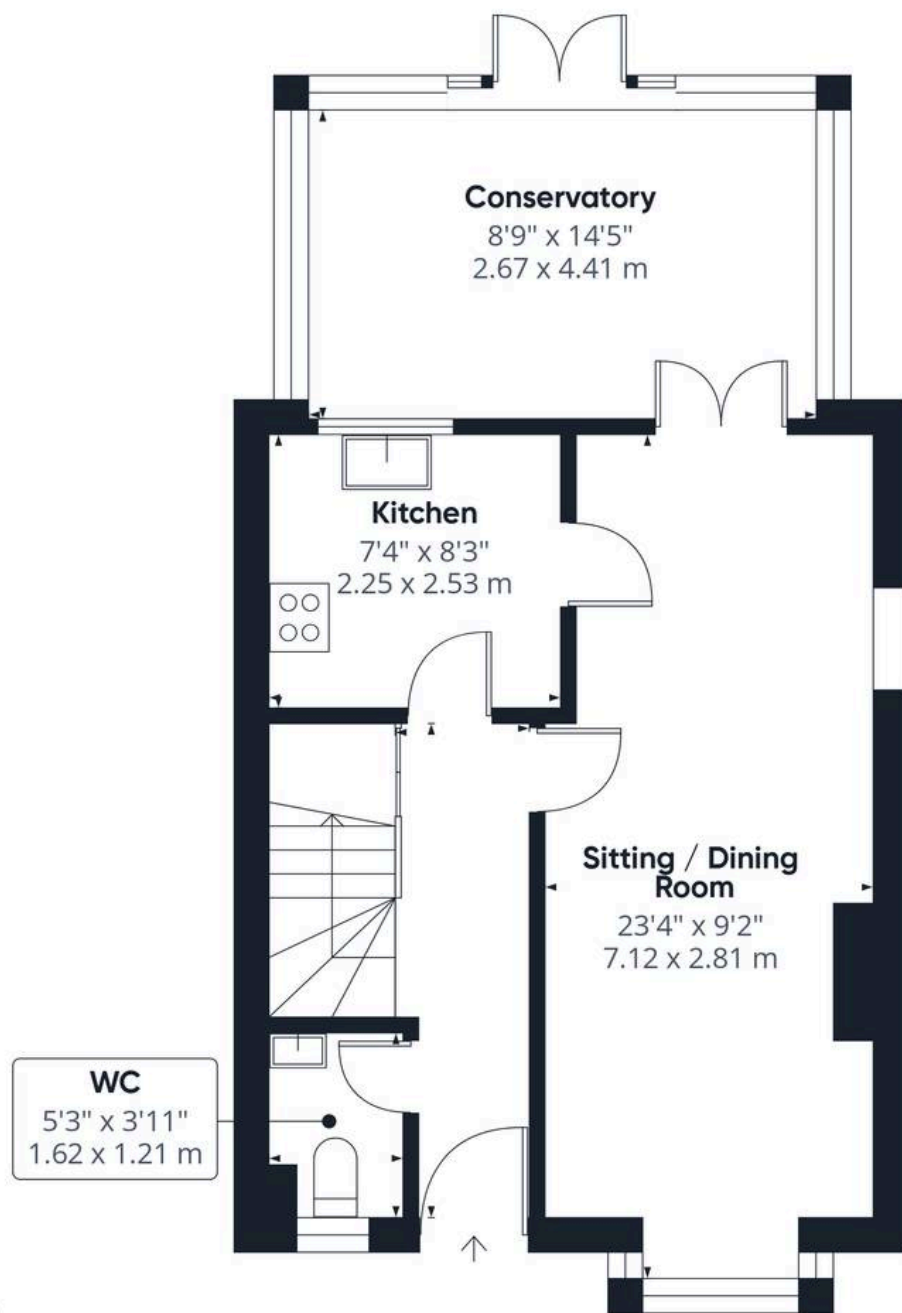




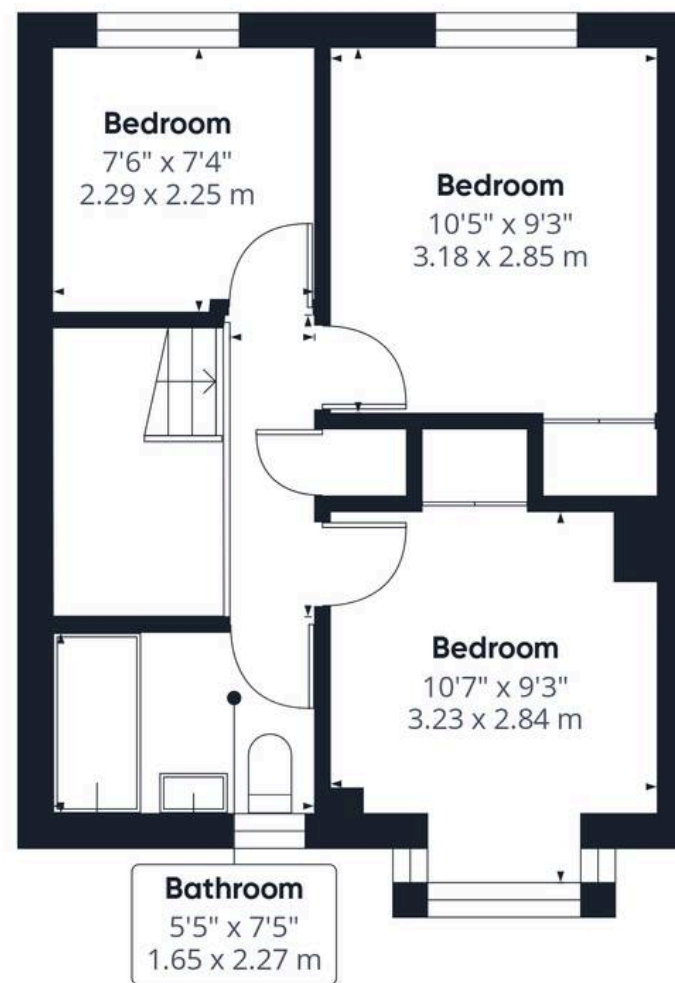
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially offers a well maintained laid lawn, leading to a flagstone patio at the foot of the garden which provides the perfect space for outdoor furniture to enjoy the summer months. Bordered by a variety of mature shrubs and plantings, the garden also features a useful timber storage shed, while a rear alleyway provides convenient access to a side pathway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

823 ft²

76.6 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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