



THE STORY OF

95 Fakenham Road

Taverham, Norfolk

SOWERBYS



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95 Fakenham Road

Taverham, Norfolk
NR8 6QA

Meticulously Renovated Detached
Contemporary Home

Private Setting Behind Electric Gates

Stunning Kitchen Filled with Natural Light

Ground and First Floor Bedroom Options

Stylish Blend of Modern and
Traditional Receptions

Beautifully Light and Versatile Accommodation

Landscaped South-Facing Private Gardens

Peaceful Oasis within Easy Reach of Norwich

Highly Desirable Village Location

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Tucked away behind electric gates on a long, sweeping driveway, this meticulously renovated detached home offers a remarkable sense of privacy and calm, moments from the heart of Drayton. The property has been completely reimaged by the current owners, blending contemporary design with warm, natural materials to create a house that feels both stylish and wonderfully inviting.

From the moment you arrive, the property's striking exterior makes an impression, with rich timber cladding complementing traditional brickwork and elegant rooflines. Inside, the attention to detail continues throughout, with every room thoughtfully curated and beautifully presented.

At the heart of the home is the stunning kitchen and dining space; a room designed for modern living and effortless entertaining. A spectacular feature window draws the eye immediately, framing the landscaped garden like a living postcard and flooding the room with natural light. The kitchen itself boasts a wealth of modern yet timeless cabinetry set around a large island – a real cook's kitchen.

The accommodation is both versatile and generous, extending to over 2,200 sq. ft., with a wonderful balance of open and intimate spaces. The sitting room is elegant and comfortable, whilst the snug provides a cosy retreat. A ground floor bedroom and study offer flexibility for multi-generational living or working from home, whilst upstairs, the air-conditioned principal bedroom suite enjoys a peaceful, tucked-away feel with its own bathroom and dressing storage.









Outside, the gardens are a genuine highlight. Exceptionally private, sunny and sheltered, they have been carefully designed to feel lush and established whilst remaining deceptively low maintenance. Whether enjoying a quiet morning coffee on the terrace or long summer evenings with friends, it is a garden made to be enjoyed rather than endlessly maintained. A true oasis of calm. The sizeable plot means not only are the rear gardens generous but leave space for the home to be wonderfully set back from the road with a large frontage and driveway complemented by the garage.

This is a home of immense quality and individuality, where every element has been considered to create something quietly exceptional.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Taverham

THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Just six miles from the county capital, but a world away from the urban bustle, Taverham is a city commuter's dream, with easy access to the A47 for cross-country routes. It is also just a short commute to Norwich International Airport and Norwich Railway Station which offers London in under two hours. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

Local landmark Taverham Mill was once a major producer of paper which was used to produce The Times newspaper, Oxford English Dictionary and even banknotes for the Bank of England, before the mill's closure in 1899. Now the 100-acre site is a picturesque nature reserve with walks and four lakes fondly fished by anglers for carp, trench, roach, perch and pike.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

Past and present, education has played an important part in the village's history with a school established as early as the 13th century, and today there is an excellent choice of nurseries and schools for all ages, along with a highly regarded independent, Langley Prep School.

With Norwich's shopping centres just a few miles away, the village has its own country shopping centre and garden nursery, along with a Tesco supermarket, GP surgeries, chemist, veterinary practice, library, highly regarded golf course, country club and popular local pub. Close enough to the city, yet a rural idyll with amenities and excellent schools, it's easy to see why Taverham is as popular as the pollsters say.



Note from Sowerbys



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SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9429-3062-3205-6626-3200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///distract.commander.stage

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SOWERBYS

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