



Shakespeare Way, Taverham - NR8 6SL



Shakespeare Way

Taverham, Norwich

TUCKED AWAY at the end of a QUIET CUL-DE-SAC and adjacent to the tranquil Ghost Hill woods, this BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offers an impressive 2270 SQ. FT (stms) of VERSATILE ACCOMMODATION, perfect for modern family life. A welcoming ENCLOSED PORCH opens to a SPACIOUS HALLWAY ENTRANCE, with a VERSATILE STUDY ROOM ideal for home working or as a ground floor bedroom. The 23' SITTING ROOM boasts an ATTRACTIVE FEATURE FIREPLACE and SOLID WOOD FLOORS, seamlessly flowing into the inviting WARM ROOF GARDEN ROOM, an all season retreat with views to the rear. The 17' OPEN PLAN KITCHEN features a BREAKFAST BAR, complemented by a SEPARATE UTILITY ROOM and a DUAL ASPECT DINING ROOM, making entertaining a breeze. Upstairs, a GALLERIED FIRST FLOOR LANDING leads to FIVE DOUBLE BEDROOMS, ensuring ample space for family or guests. The accommodation is completed by a WELL APPOINTED THREE PIECE FAMILY BATHROOM including a shower over the bath, an ENSUITE SHOWER ROOM to the main bedroom, and a practical GROUND FLOOR WC. Additional highlights include a DOUBLE GARAGE with TWIN ELECTRIC ROLLER DOORS and BRICK WEAVE DRIVEWAY PARKING to the front, all within a stone's throw of local amenities,

excellent transport links, and highly regarded schooling. Step outside to find larger than average LOW MAINTENANCE REAR GARDENS arranged over TWO LEVELS and FULLY ENCLOSED by timber panel fencing for enhanced privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully Presented Detached Family Home Offering 2270 Sq. Ft (stms) Of Versatile Accommodation
- A Stones Throw Away From Amenities, Excellent Transport Links & Local Schooling
- 23' Sitting Room with Attractive Feature Fireplace & Solid Wood Floors Opening To The Warm Roof Garden Room
- 17' Open Plan Kitchen With Breakfast Bar, Separate Utility Room & Dual Aspect Dining Room
- Five Double Bedrooms Opening From The Galleried First Floor Landing
- Well Appointed Three Piece Family Bathroom with Shower Over, Ensuite Shower Room & Ground Floor WC
- Expansive & Low Maintenance Rear Garden Across A Two Level Aspect, Fully Enclosed
- Double Garage With Twin Electric Roller Doors & Brick Weave Driveway 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

Quietly positioned at the end of the cul-de-sac, the property opens onto a spacious brick weave driveway providing parking for multiple vehicles and leading to the attached garage, which benefits from two recently fitted electric roller doors and a newly replaced front door. To the side, a wooden latch-and-brace gate provides convenient access to the rear garden.

THE GRAND TOUR

Stepping inside, the welcoming enclosed entrance porch provides an ideal space for removing coats and shoes before entering the main hallway. The generously proportioned hallway offers an excellent meet and greet space, with stairs rising to the first floor, generous integrated storage beneath and a further storage cupboard. Solid wood flooring runs underfoot, while doors provide access to all principal accommodation. Immediately accessible from the hallway is a convenient two piece WC, ideal for guests, together with a versatile ground floor study, which could equally lend itself to use as a sixth bedroom or occasional guest room. To the right, the impressive 23' sitting room enjoys further solid wood flooring and is centred around an attractive feature fireplace. The generous proportions comfortably accommodate a variety of soft furnishing arrangements and additional freestanding storage furniture. Sliding glass doors lead through to the rear facing garden room, which has benefited from a solid warm roof conversion, creating a versatile space suitable for year round use. French doors open directly onto the garden patio. The free flowing layout continues into the dining room, which is flooded with natural light from dual aspect uPVC double glazed windows and comfortably accommodates a formal table. The dining room is conveniently positioned adjacent to the impressive 17' kitchen and breakfast room. The generously sized kitchen provides an excellent space for those who enjoy entertaining and cooking, with a Boiling Water Tap, an extensive range of wall and base storage units, generous wraparound worktop space and a breakfast bar providing an ideal area for informal dining. Skimmed ceilings and LED spotlights

ensure the room is bright and well illuminated. There is space for a range style cooker with fitted extractor hood above, together with provision for a freestanding fridge freezer and under counter plumbing for a dishwasher. A separate utility room provides a practical space for housing white goods away, benefitting from plumbing for both a washing machine and tumble dryer, together with further storage and a secondary sink.

Ascending to the first floor, you are greeted by the impressive galleried first floor landing, carpeted flooring runs underfoot and loft access is provided overhead. Doors open to five generous double bedrooms, all exceptionally well proportioned, with three bedrooms benefiting from plentiful integrated wardrobe storage. The main bedroom provides ample space for a large double bed and features twin integrated wardrobes, together with a private ensuite shower room comprising a generous walk in shower cubicle with glass screen, floor to ceiling tiling and a wall mounted heated towel rail. The second largest bedroom also benefits from extensive integrated double wardrobe storage, dual aspect windows ensuring an abundance of natural light and useful eaves storage. All bedrooms are served by a well presented three piece family bathroom, comprising a bath with shower over, complemented by further floor to ceiling tiling and a wall mounted heated towel rail.

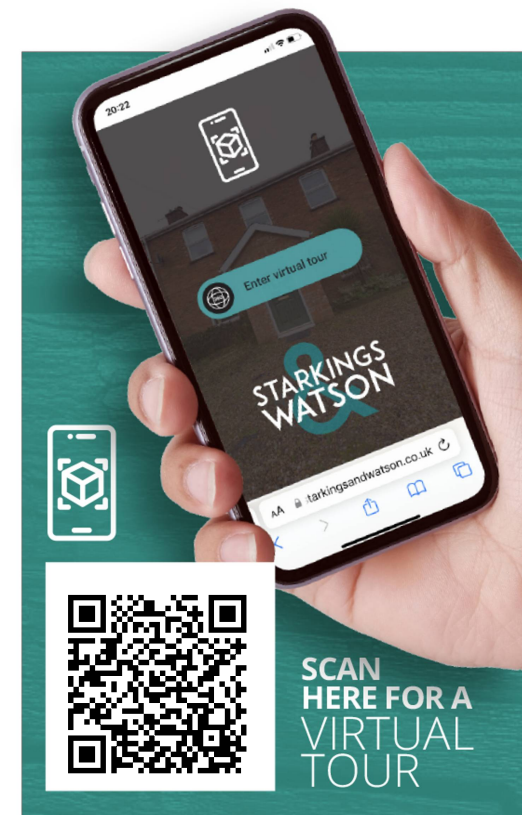
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VIRTUAL TOUR

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



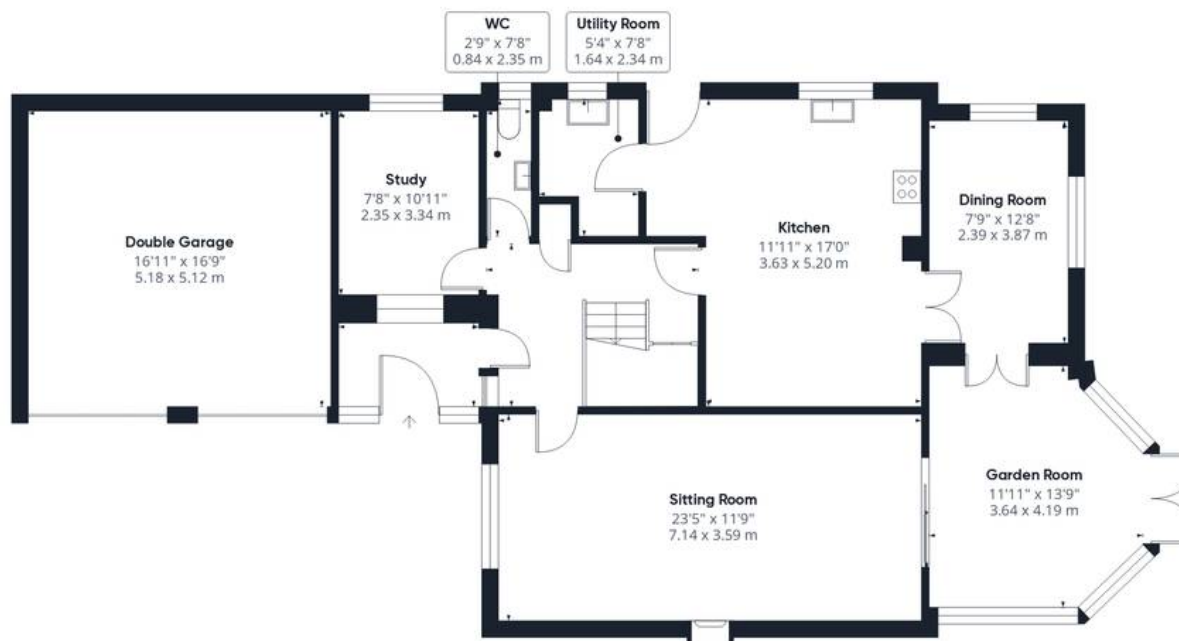




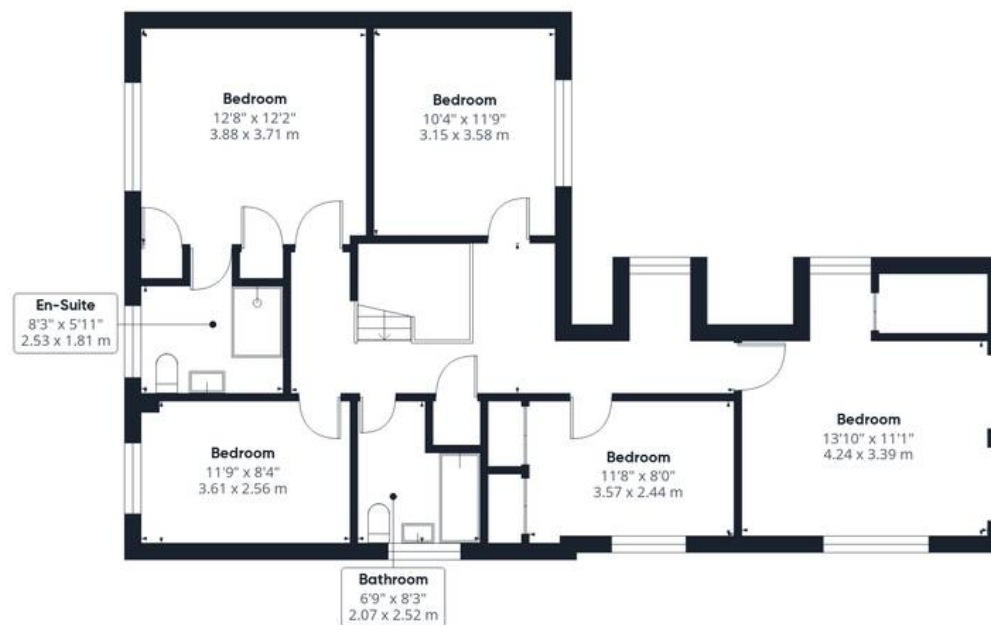
THE GREAT OUTDOORS

With access from the garden room, the laid to lawn plot extends out on a two level aspect fully enclosed by timber panel fencing for added privacy. The paved patio seating area is the perfect positioning for a morning coffee or alfresco dining while a secondary versatile raised patio sits adjacent for a barbeque or vibrant potted plants. Following the panel slat steps up, the lawn greets you as a complete blank canvas for a variety of shrubs, established plantings and flower beds. To the very rear a storage shed sits for handy garden tools or summer house conversion. Access to the front can be made through either of two gates placed either side of the property, where you will also find a second shed next to the garage.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2270 ft²

210.9 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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