



The Opal Taursham Park, Taverham, Norwich NR8 6HN

welcome to

The Opal Taursham Park, Taverham Norwich

The Opal is a 3 bedroom detached family home, providing spacious and comfortable rooms, including an open-plan lounge/dining room with French doors to the rear garden, fully fitted kitchen with integrated Bosch appliances, master bedroom en suite, EV charger, driveway and garage!



The Accommodation

The Opal, a detached home, provides spacious and comfortable rooms. It also benefits from a single garage and off-road parking.

The ground floor has a large entrance lobby, generous kitchen breakfast room and open plan living/dining room. To complete the ground floor accommodation is a cloakroom and useful storage cupboard.

Upstairs has a master double bedroom with en suite shower room, two further bedrooms, plus the family bathroom.

As Standard

Abel Homes are proud to provide a friendly, reliable and first class customer service. Their homes are built and finished to a very high standard, each benefitting from thoughtful design, energy-efficiency and low maintenance. The specification will make you feel comfortable from the day you move in. You'll know you've made the right move. Choices of kitchens, tiles, flooring and more, subject to build stage.

Entrance Hall

Staircase rising to the first floor landing, radiator, doors opening to the kitchen and open-plan lounge/dining room, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, vinyl flooring, part tiled walls, UPVC triple glazed window to the side aspect.

Kitchen

13' 6" x 10' 6" (4.11m x 3.20m)

A range of wall and floor mounted fitted kitchen units with work surfaces over and "soft close" doors, inset stainless steel sink and drainer, integrated Bosch oven and hob with extractor hood, integrated dishwasher and fridge freezer, radiator, tiled flooring, UPVC triple glazed window to the front aspect.

Open-Plan Lounge / Dining Room

24' 9" x 10' 5" (7.54m x 3.17m)

Flooring, underfloor heating, media plate, UPVC triple glazed windows to side and rear aspects, UPVC double glazed French doors opening to the rear garden.

First Floor Landing Master Bedroom

12' 4" max x 10' 9" (3.76m max x 3.28m)

Flooring, radiator, UPVC triple glazed window overlooking the front aspect, door opening to;

En Suite Shower Room

Suite comprising low level w.c, hand wash basin with chrome taps and shower cubicle with glazed sliding door and shower unit, choice of Protek flooring*, choice of ceramic wall tiles for specified areas*, heated towel rail, UPVC triple glazed frosted window overlooking the rear aspect.

Bedroom 2

10' 4" x 9' 4" (3.15m x 2.84m)

Flooring, radiator, UPVC triple glazed window overlooking the rear aspect.

Bedroom 3

10' 4" x 8' 5" (3.15m x 2.57m)

Flooring, radiator, UPVC triple glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin with chrome taps and panelled bath with chrome mixer taps, choice of Protek flooring*, choice of ceramic wall tiles for specified areas*, heated towel rail, UPVC triple glazed frosted window overlooking the front aspect.

Outside

Fully enclosed rear garden with timber gate accessing the front. There is also a garage and driveway, providing off-road parking and an EV charging point.

Garage

Power and light, remote controlled electric garage door.

Agents Note

The dimensions, photographs & CGI's are provided as a guide only. Some items pictured may not be included as part of the standard specification and you are able to make your own specification choices at the time of reservation, subject to build stage. Please note that the kitchen photographs show a kitchen island which is not included within the standard specification.

Location

Taverham sits on the edge of the River Wensum and is ideally located just a few miles from the vibrant cathedral city of Norwich. It benefits from excellent road and rail links, with Taursham Park providing easy access to the Broadland Northway. Regular bus services run through Taverham, Thorpe Marriott and Drayton, into and out of the fine city centre. Taursham Park is well situated in the village, close to an abundance of facilities, yet affording a rural feel. Taursham Park provides generous open spaces and a woodland walk, enhanced by fine views across Wensum Valley Golf Course. North Norfolk, with its Areas of Outstanding Natural Beauty and stunning coastline, is ideally placed with the traditional and popular seaside town of Sheringham just 23 miles away. Well regarded Nursery, Junior, High and Prep schools can all be found within Taverham itself, along with a number of public houses and eateries, shopping facilities, doctors' surgery, veterinary practice, library, village hall, hotel with golf course and a recreational ground. Taverham further benefits from Taverham Nursery & Country Shopping Centre; one of Norfolk's largest garden centres.



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welcome to

The Opal Taursham Park, Taverham Norwich

- Total floor area: 98.9 m² x 1065 ft²
- Brand new 'A' rated 3 bedroom detached house
- Generous fully fitted kitchen with integrated Bosch appliances
- Open-plan lounge/dining room with French doors to the rear garden
- En suite shower room and separate family bathroom

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143703 - 0002

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