



Felsham Way, Taverham - NR8 6XQ

**STARKINGS  
& WATSON**

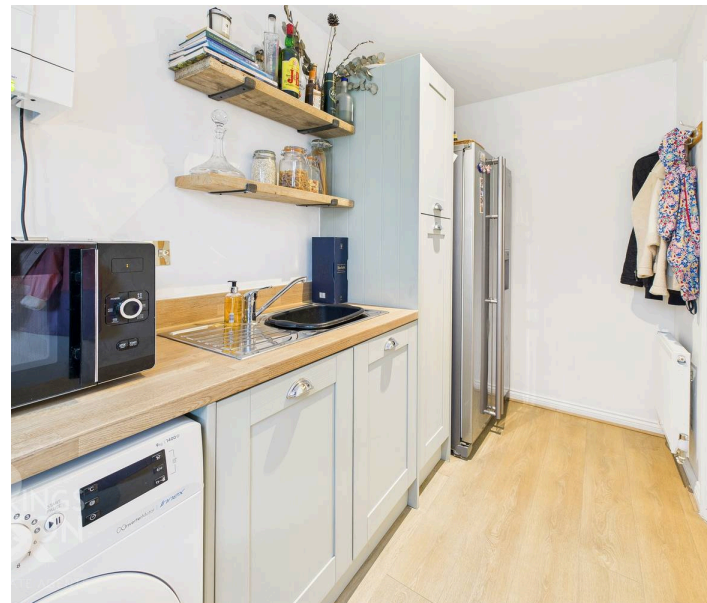
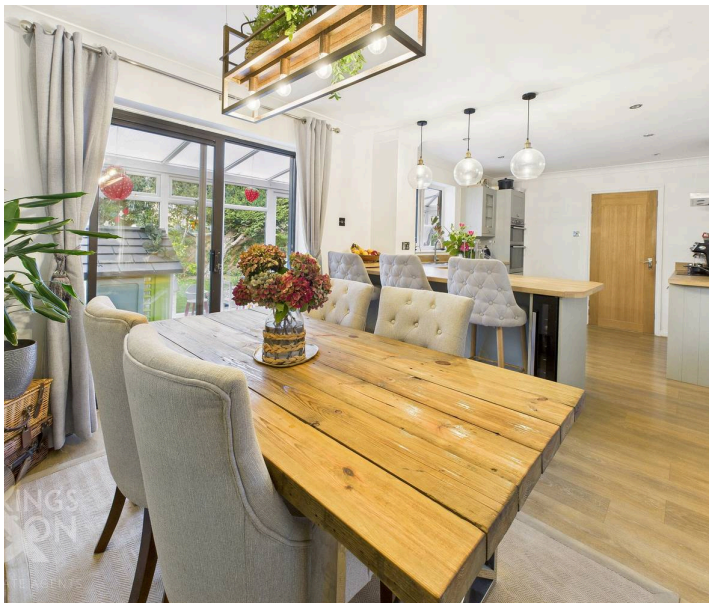
HYBRID ESTATE AGENTS



## Felsham Way

Taverham, Norwich

IMMACULATELY PRESENTED, this DETACHED FAMILY HOME is TURNKEY and ready to move in, boasting a REMODELLED and IMPROVED layout. Extending to OVER 1,500 Sq. Ft (stms), comprising a HALLWAY ENTRANCE with stairs rising and a conveniently located two piece W.C. Opening to the 14' SITTING ROOM, centred around a WOOD BURNER for cosy winter evenings and flowing into the heart of the home, the 21' OPEN PLAN KITCHEN and DINING ROOM with a separate UTILITY ROOM. The CONSERVATORY boasts panoramic garden views and FRENCH DOORS leading out. Upstairs, FOUR BEDROOMS open from the landing, with a three piece FAMILY BATHROOM including a shower over the bath. The MAIN BEDROOM is flooded with natural light from a front BAY WINDOW, with INTEGRATED WARDROBES and an ENSUITE SHOWER ROOM. Stepping outside, DRIVEWAY PARKING leads to a DOUBLE INTEGRATED GARAGE at the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, enjoying a TREE-LINED REAR ASPECT.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- Remodelled & Improved Layout Extending to Over 1,500 Sq. Ft (stms)
- 14' Sitting Room with Wood Burner
- 21' Open Plan Kitchen/ Dining Room & Separate Utility Room
- Bay Window Fronted Main Bedroom with Ensuite Shower
- Four Bedrooms
- Driveway Parking & Integrated Double Garage
- Private & Enclosed Garden with a Tree-Lined Rear Aspect

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 within easy reach.



## SETTING THE SCENE

The property can be found set back from the road, opening to a paved driveway bordered by a low maintenance shingle front garden. A flagstone pathway leads up a shallow step to the main entrance under an open porch.

## THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers stairs rising to the first floor with storage space beneath for outdoor wear including coats and shoes. Hard flooring runs underfoot for ease of maintenance and a useful two piece W.C offers practicality. To the left, the 14' sitting room is well lit from uPVC double glazed bay windows to the front with carpeted flooring running underfoot. The room is centred around an exposed brick feature fireplace with a wooden mantel and wood burner positioned on a tiled hearth. The room allows for a range of soft furnishing layouts with an open walkway leading to the 21' open plan kitchen and dining room. The kitchen itself includes a wide range of wall and base storage cupboards and ample worktop space for food preparation including breakfast bar seating for informal dining. A secondary tap provides filtered drinking water, Integrated appliances also feature including a wine fridge, integrated double oven, four ring inset electric hob and extractor above. Ample room is also available for a formal dining table. A further door opens to the utility room, boasting space for an 'American style' fridge freezer, further storage cupboards, undercounter space for a washing machine and access out to the conservatory. The conservatory offers fully uPVC double glazed windows and French doors leading out offering fantastic views of the mature gardens and further space for soft furnishings.

Ascending the stairs to the carpeted first floor landing, loft access can be found above with an integral storage cupboard to the left. Doors open to four bedrooms. The main bedroom enjoys a further bay fronted window flooding the space with natural light, additionally benefitting from integrated wardrobes and an ensuite shower room including an open shower cubicle with a glass splashback and a heated towel rail. The second bedroom also enjoys fitted carpeted flooring underfoot, enjoying a front facing aspect with integrated wardrobes. Adjacent, the smallest room includes integrated wardrobes, carpeted flooring this time with a rear facing aspect. The final double bedroom enjoys plenty of room for a double bed and further storage furniture. Completing the accommodation, the family bathroom includes tiled flooring and splashbacks with a shower over the bath and a further heated towel rail.

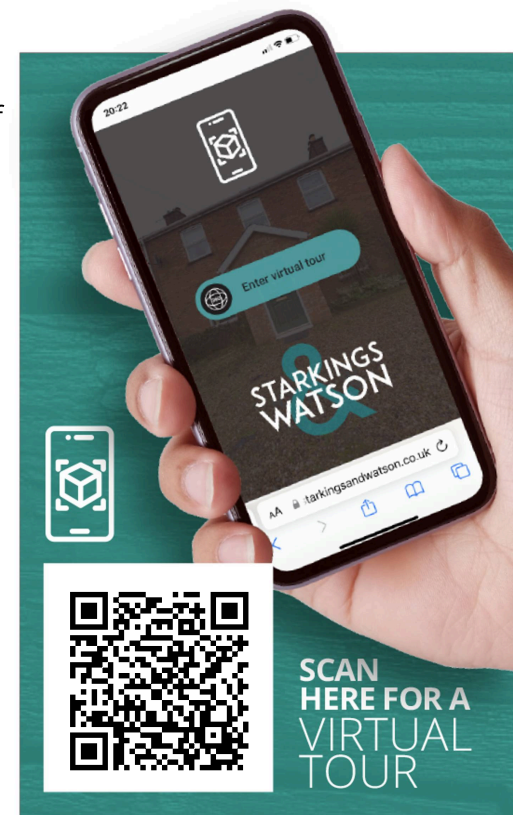
## FIND US

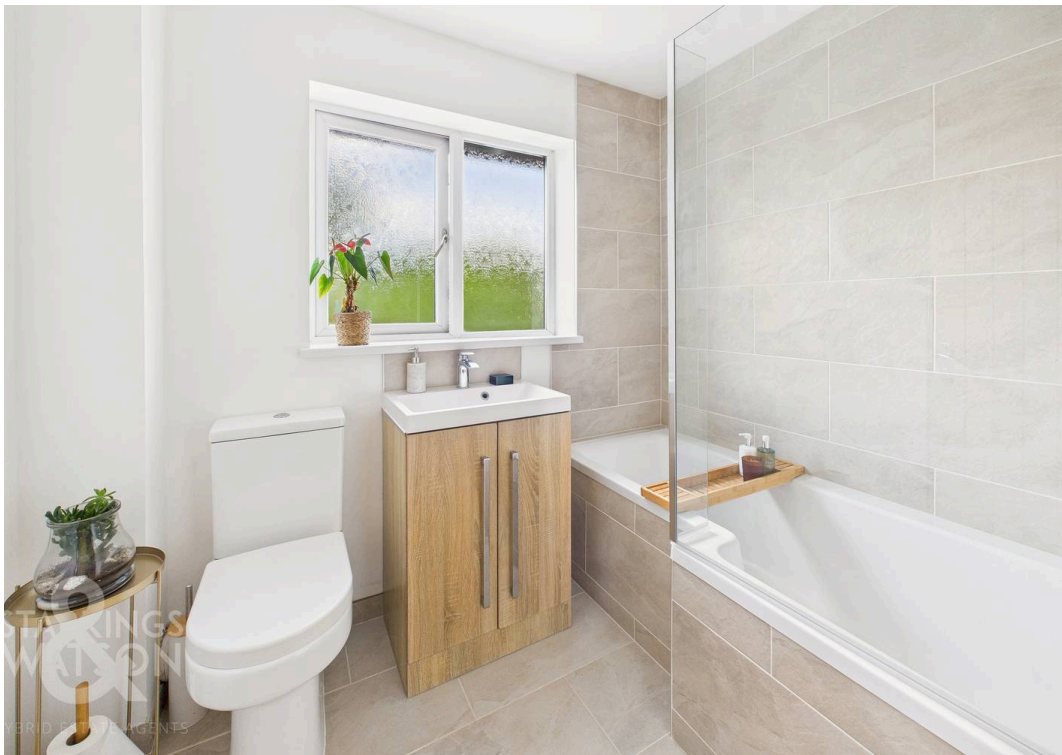
Postcode : NR8 6XQ

What3Words : ///focal.interview.moon

## VIRTUAL TOUR

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



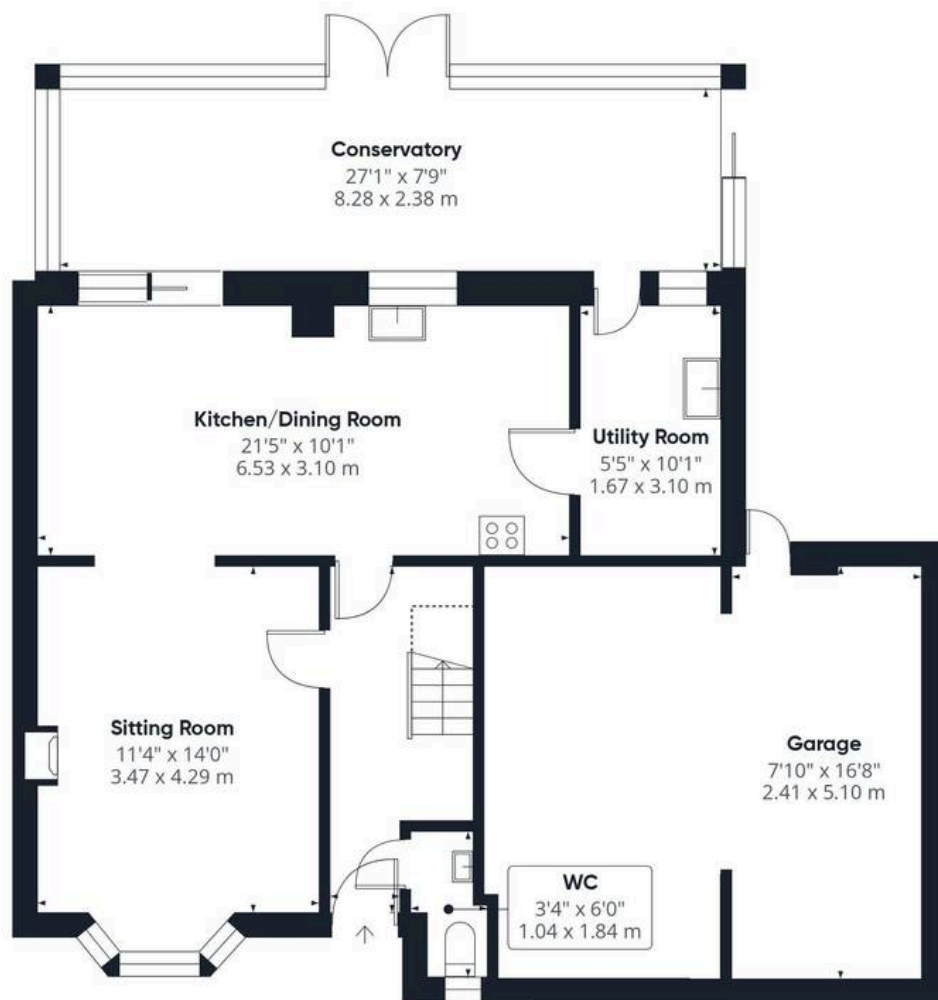




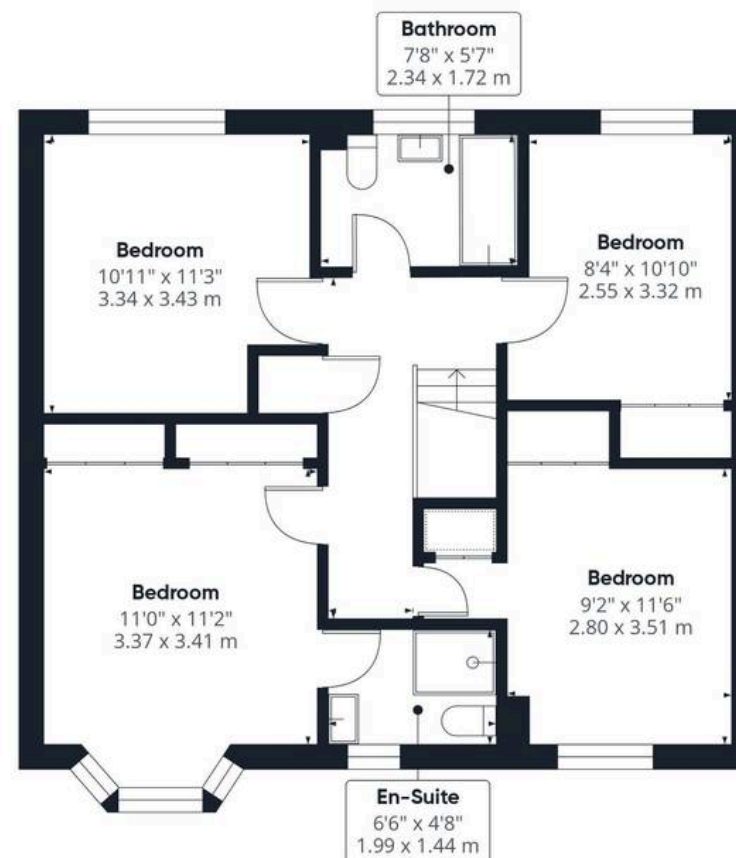
## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing. Side access can be found from a wooden latch and brace gate. The garden itself is mature with a range of well established shrubs and trees creating a tree lined rear aspect. The remainder of the garden is predominantly laid to a well maintained lawn with a brick weave patio to the corner, perfect for outdoor furniture to enjoy the summer months.





**Ground Floor**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

1509 ft<sup>2</sup>  
140.3 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



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