



Hawthorn House  
Fir Covert Road | Taverham | Norfolk | NR8 6HT

# PRESTIGE AND POTENTIAL



“On a wonderful private plot of almost an acre, within a highly desirable setting, this luxurious and high spec family home impresses right from the start.

It was built in 2012 and is easy to maintain and economical to run, with a beautiful family-friendly garden and convenient location walking distance from amenities.

It also comes to the market with planning permission for a significant extension, so you can put your own stamp on this already admirable abode and create something truly magnificent.”



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# KEY FEATURES

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- A Handsome Detached Family Home in the Sought After Village of Taverham
- Four Double Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk In Wardrobe, En-Suite and a Juliette Balcony
- Kitchen/Dining Room, Separate Utility Room and Ground Floor WC
- Sitting Room and Study
- The Grounds extend to almost an acre and include a Wooden Cabin that incorporates a Gym and a Raised Summerhouse
- Double Garage and Plenty of Parking on the Gated Driveway
- The Accommodation extends to 2,702sq.ft
- Energy Rating: C

Bright, airy, family friendly and with an impressive amount of space inside and out, this has got to be seen if you're looking to start a new chapter of family life. Planning permission has been granted to further extend the property and the footings have been laid, so the permission remains in place and won't expire. As it is, this is already an enviable home, but should you choose to proceed with the works, you'll have a rare gem in a superb location.

## Cleverly Designed And Well Positioned

The house was built in 2012 and the current owners came here when they were looking for a fresh start for their family. This attracted them because it had all the space they were seeking, plus a spacious, private garden. Having moved here, they fell in love with the location, having so many amenities and facilities within walking distance of their home. The house was in pristine condition when they arrived and they have continued to improve the appeal by adding a useful outbuilding in the garden that's currently a gym but would also work brilliantly as a home office, art studio, hobby space, games room or den for teens. The property is also well set for the future, with air source heating, underfloor heating and an EV charger.

## Impeccably Impressive

There's plenty to explore here, with the impressive reception hall setting the tone for what's to come, as soon as you enter. Bright, airy and well proportioned, it sets high expectations for the rest of the house, which more than lives up to them, and has an attractive and eye-catching staircase. Another one of the many highlights is the stunning kitchen. It's open to the dining area, with a central island and bifold doors on two sides. Perfect as the heart of everyday family life, it also lends itself well to social occasions.





# KEY FEATURES

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The owners love coming down to such an uplifting room every morning – a great start to the day! The main sitting room is triple aspect and also has doors to the garden, and the patio wraps around the rear of the house, so there's an easy flow between the inside and outside spaces in the summer months. There's a further reception room to the front of the property, a study or perhaps a playroom, plus a utility room and cloakroom. Upstairs, all four of the bedrooms are generous doubles, two with private en-suites and one with a walk-in wardrobe. The principal suite also has a large window with Juliet balcony framing views of the beautiful sunrise each morning – one of the owners' favourite parts of the day. The stylish bathroom wouldn't look out of place in an upmarket hotel and boasts both rolltop bath and separate shower.

## Further Potential

The planning granted for an extension would see a ground floor bedroom suite, a playroom, enlarged kitchen, re-sited utility room and a spectacular dining room leading out to a covered barbecue area. You'd also have a stylish garden room beyond the sitting room, plus an additional seating area underneath a beautiful roof lantern. Upstairs, you'd have a fifth first-floor bedroom, which would be a generous double with its own en-suite. All this would be perfect for a large family, but also for multi-generational living, with options across the floors for incredibly flexible accommodation.

## Well Connected

Outside, there's plenty more to enjoy in the garden. At the front of the house you have a double garage and ample parking on the drive, while to the rear the lawn stretches away before you, leading down from the stone patio to the open fields beyond. There's a pretty raised summerhouse in the centre of the garden, allowing you to follow the light around all day and to enjoy elevated views. This is a property that enjoys a high degree of privacy and security, but also offers easy access to everything you need for day-to-day life, plus more besides. You're opposite Taverham Garden Centre, with its shops and restaurant, and close to supermarkets, takeaways, schools, including private schools, a gym and pool, sports facilities, golf club, an excellent GP surgery and more. You're well connected for onward travel with buses into Norwich and being positioned a short drive from the Broadland Northway and Norwich airport, but you also have breathtakingly beautiful countryside on the doorstep for walking and cycling, with the Marriott's Way within easy reach.





























# INFORMATION

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## On The Doorstep

Taverham has an excellent selection of amenities including Lidl and Tesco supermarkets, a veterinary hospital, doctor's surgery, various playgroups, and nurseries in addition to two highly regarded Schools. The Wensum Valley Golf and Country Club plus Taverham Garden & Country Shopping Centre offer plenty for the active person and gardener. Plus there are beautiful walks to hand on Marriotts Way, ideal for dog walking, cycling or a hike further afield.

## How Far Is It To?

Taverham offers a regular bus service to Norwich city centre and commuter access to the A47 road, plus A11 arterial links, along with a mainline rail link from Norwich to London Liverpool St. The cathedral city of Norwich offers history, culture, sport, retail, and nightlife and is the most complete medieval city in Britain, boasting two cathedrals, the magnificent Norman castle, now a museum, and beautiful Elm Hill with cobbled street and stunning architecture. Voted in the top 10 happiest places to live in Britain, Norwich is located approximately 40 minutes from the North Norfolk coast with traditional fishing villages and towns including Cromer, Sheringham and Holt with their trademark flint houses, unspoilt countryside, and of course the wild never changing beaches.

## Directions

Leave Norwich on Drayton High Road. Upon reaching Drayton continue past the garage and Tesco supermarket and follow the Fakenham Road along and turn right onto Fir Covert Road, passing Lidl supermarket and Taverham Garden Centre on your left hand side, whereby the property will be found on the right hand side of the road.

## Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Septic Tank Drainage  
Fibre to Cabinet Broadband Available - vendor uses EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band F  
Freehold

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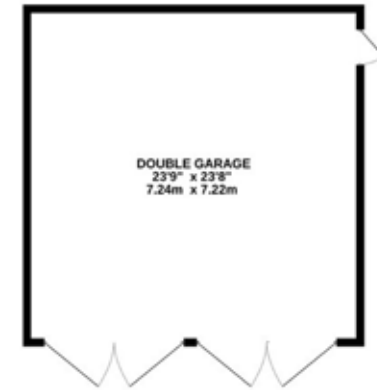
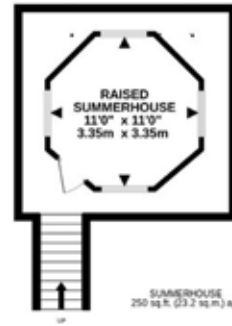
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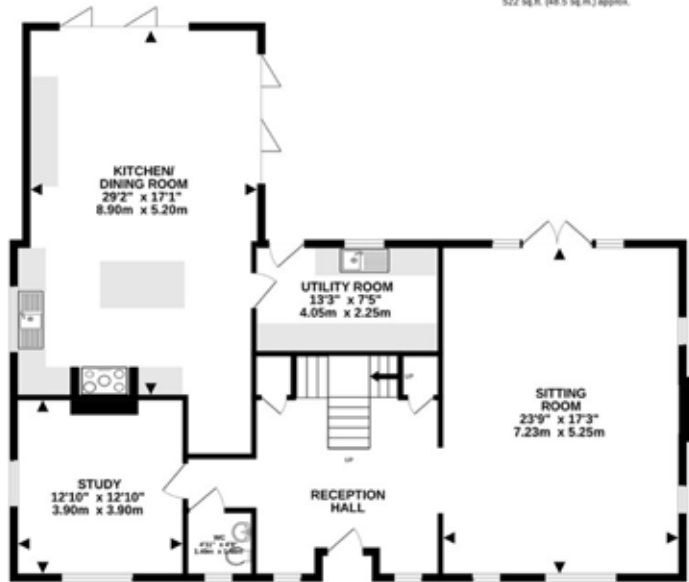
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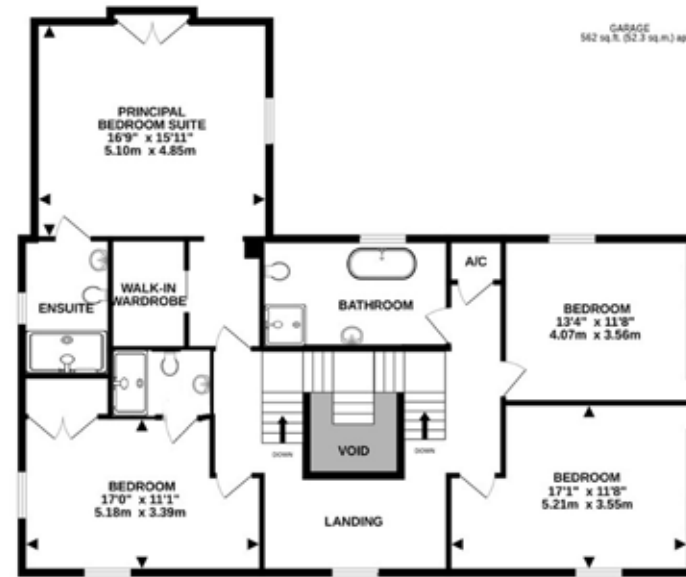
CABIN  
522 sq.ft. (48.5 sq.m.) approx.



GARAGE  
562 sq.ft. (52.3 sq.m.) approx.



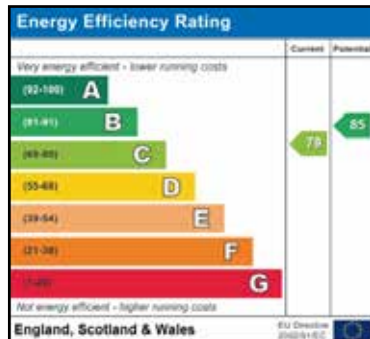
GROUND FLOOR  
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR  
1330 sq.ft. (123.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ALL OUTBUILDINGS) : 2702 sq.ft. (251.1 sq.m.) approx.  
TOTAL FLOOR AREA : 4036 sq.ft. (375.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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