

FREEHOLD



House - Detached

# BROOM CLOSE, TAVERHAM

Price Guide

£450,000

## FEATURES

- Detached family home
- Extended and modernised
- Large family room
- Stunning rear garden
- Four bedrooms
- Large driveway
- Ensuite to bedrooms one and two
- Downstairs WC



# 4 Bedroom House - Detached located in Taverham

**\*\* STUNNING FAMILY HOME \*\*** Tucked away at the end of a quiet and sought-after cul-de-sac, this beautifully presented and thoughtfully extended four-bedroom detached home offers spacious, modern living ideal for families and professionals alike.

Step inside and you're welcomed by a generous and well-lit entrance hallway, setting the tone for the rest of the home. This central space connects the key ground floor rooms and adds a sense of openness and flow. From here, you have direct access to the lounge, kitchen, home office, downstairs WC, and also the remaining section of the converted garage now a versatile storage space that could suit a variety of uses.

The lounge provides a warm and comfortable retreat including a multi fuel wood burner, while the fully equipped study formed from part of the original garage offers a quiet space ideal for working from home.

The heart of the home is the stunning family room, an expansive space that brings together dining and sitting

areas in one sociable and light-filled zone. Twin sets of bifold doors open the room out onto the garden, creating a seamless indoor-outdoor living experience. The adjacent kitchen, with its elegant granite worktops, is both practical and stylish, positioned conveniently for hosting or everyday family life.

Upstairs, the home continues to impress. The principal bedroom part of a thoughtfully designed extension features a dressing area, luxurious en-suite, and a Juliet balcony with a view over the garden. Bedroom two also benefits from its own en-suite and built-in wardrobes. Two additional bedrooms are served by a modern family bathroom.

Externally, the property offers off-road parking for multiple vehicles at the front. To the rear, the private and fully enclosed garden is low maintenance and ideal for entertaining, with high-quality Astro turf, a hard-standing patio, two timber-framed storage sheds, and a dedicated barbecue area perfect for summer gatherings.



Entrance Hall

Tiled floors, doors to rooms. stairs to first floor, radiator, door to garage/storage area, radiator.

Lounge

18'2" max x 11'9"  
Laminate wood flooring, double glazed window to front, wood burner with French limestone surround and mantle.

Study

7'2" x 6'1"  
Laminate wood flooring, sliding door storage cupboards, fitted office furniture, double glazed window to front.

Kitchen

15'1" x 9'7"  
Tiled flooring, range of fitted base and wall units with granite work surfaces over, space for free standing range style cooker, space for free standing fridge freezer, integrated dishwasher, door to outside, door to dining room, radiator.

Family Room

25'3" max x 11'8"  
Part tiled/part laminate flooring, radiator x2, x2 bi folding doors to rear and side.

W/C

Tiled flooring, low level W/C, pedestal wash basin, tiled splash backs, obscured double glazed window to side, radiator.

Garage/Storage area

Plumbing and space for washing machine, space for free standing fridge freezer, space and vent for tumble dryer.

Landing

Fitted carpet, doors to rooms, access to loft space, radiator, obscured double glazed window to side, storage cupboard.







NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD





#### Bedroom One

23'8" x 8'6" max

Laminate wood flooring, sliding door fitted wardrobes, door to en suite, radiator, Juliette balcony to rear.

#### En Suite

Tiled flooring, low level W/C, vanity sink unit, shower cubicle with rain drop effect shower, obscured double glazed window to side, extractor.

#### Bedroom Two

13'10" x 10'5"

Fitted carpet, radiator x2, built in wardrobe, double glazed window to front x3, door to en suite.

#### En suite

Laminate wood flooring, low level W/C, vanity sink unit with storage, shower cubicle with raindrop effect shower, radiator, obscured double glazed window to front.

#### Bedroom Three

10'4" x 8'4"

Fitted carpet, radiator, double glazed window to rear.

#### Bedroom Four

9'10" x 7'2"

Fitted carpet, radiator, double glazed window to rear.

#### Bathroom

8'0" max x 7'2"

Tiled floor, low level W/C, pedestal wash basin, roll top claw foot bath with raindrop effect shower, radiator, obscured double glazed window to side.

#### Outside

Brick weave driveway to front with shingled front garden area.

The rear garden is private and enclosed. Mainly laid with artificial grass and a hard standing patio area, large timber framed storage shed, a BBQ area and a range of mature plants, trees and shrubs.



Call us on

01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

D

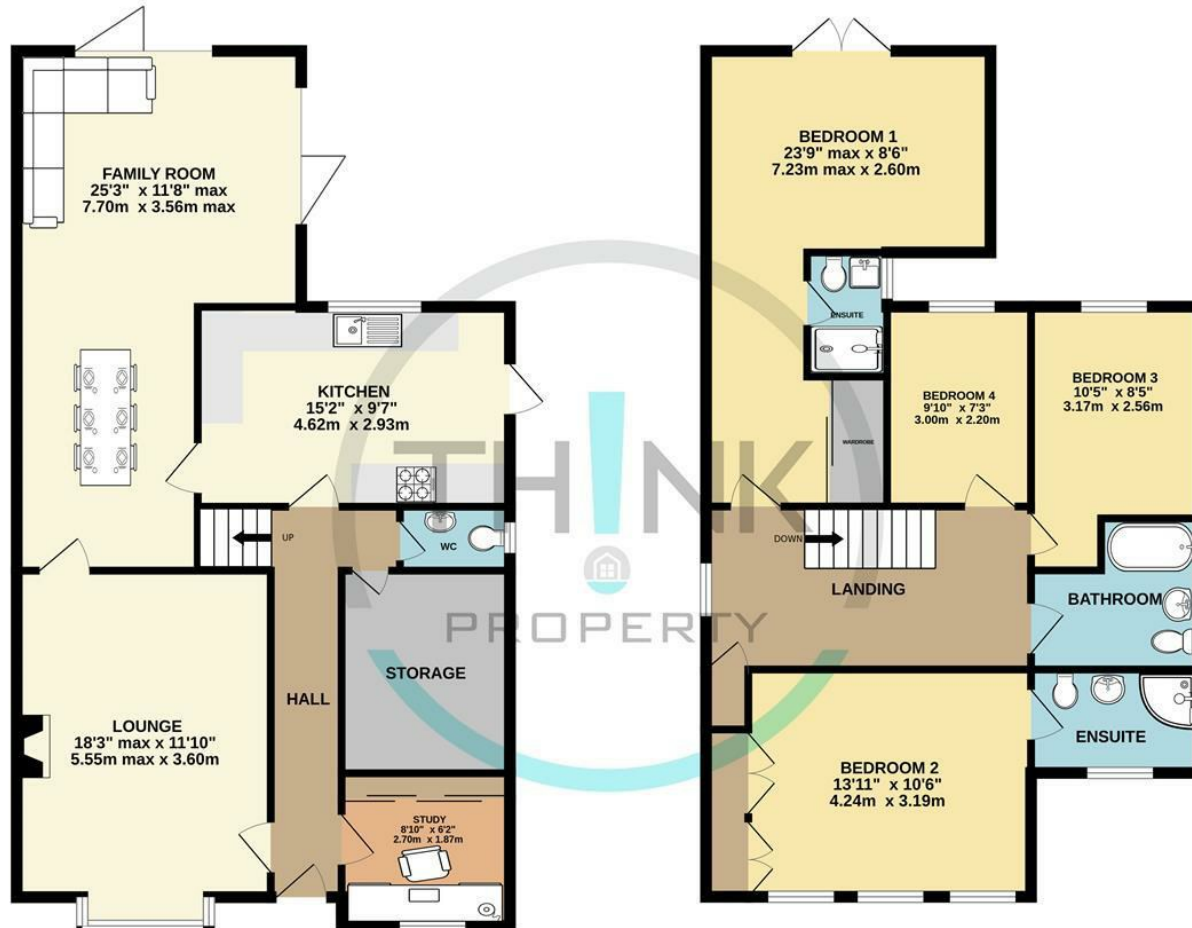
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025