



39 The Cains, Taverham
Norwich

Minors & Brady



39 The Cains

Taverham, Norwich

Designed for comfortable modern living, this well-presented two-bedroom semi-detached home features generously proportioned rooms, an open-plan kitchen-diner fitted with an integrated oven and hob, a ground-floor WC, and contemporary finishes throughout, complemented by double-glazed windows. Outside, an enclosed rear garden and off-road parking via a driveway and single garage add practicality, while the quiet residential setting in Taverham places the property within easy reach of respected local schools, shops, green spaces, and transport links, making it an appealing choice for a range of buyers.

Location

The Cains is located within the highly sought-after village of Taverham, positioned to the north west of Norwich and offering convenient access to the city while maintaining a strong village identity. The area is particularly popular with families thanks to its well-regarded local schools, including Taverham High School and Ghost Hill Infant & Nursery School, along with nearby parks, green spaces, and recreational facilities. A wide range of everyday amenities is close at hand, including local shops, cafes, medical facilities, pubs, and Taverham Garden Centre. Commuters benefit from straightforward road links to the A47, the NDR, and Norwich city centre, located approximately six miles away, with onward routes across Norfolk. The surrounding open countryside and riverside walks along the River Wensum further enhance the appeal of the location, supporting an active outdoor lifestyle alongside day-to-day convenience.





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Upon entering the property, you are welcomed into a neat and inviting entrance hall, with stairs rising to the first floor and access to a convenient ground-floor WC. From here, the hallway leads through to the main living accommodation.

A well-proportioned lounge provides a comfortable living space, finished with soft carpeting and neutral decor, allowing flexibility for furniture arrangements. Natural flow leads through to the kitchen diner positioned at the rear of the home.

Finished in a modern style, the kitchen diner is fitted with sleek wall and base units, an integrated oven, a gas hob with extractor above, and plumbing in place for a washing machine. Work surfaces are complemented by tiled splashbacks and wood-effect flooring, with space available for a small dining table. An understairs storage cupboard provides useful additional storage, while a rear door offers direct access into the garden, creating a practical layout for everyday use.

Upstairs, the first-floor landing gives access to two well-sized bedrooms and the family bathroom, with additional built-in storage accessed from the landing. The principal bedroom is a generous double room, finished in a neutral colour palette and offering ample space for freestanding furniture. Bedroom two is a comfortable single room and benefits from fitted storage.



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Completing the interior, the bathroom is presented in a contemporary style and comprises a shower enclosure, wash basin and WC, with tiled walls and a window providing natural light and ventilation.

Further benefits include gas central heating and double-glazed windows throughout.

To the rear, the enclosed garden is mainly laid to lawn, with a patio area positioned close to the house, offering a pleasant outdoor space. Gated access leads to the driveway and garage, providing ease of access and practicality. Driveway parking is available in front, along with access to the single garage.

Conveniently positioned close to local amenities, schools and transport links, this property represents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-maintained home in a popular location.

Agents Notes

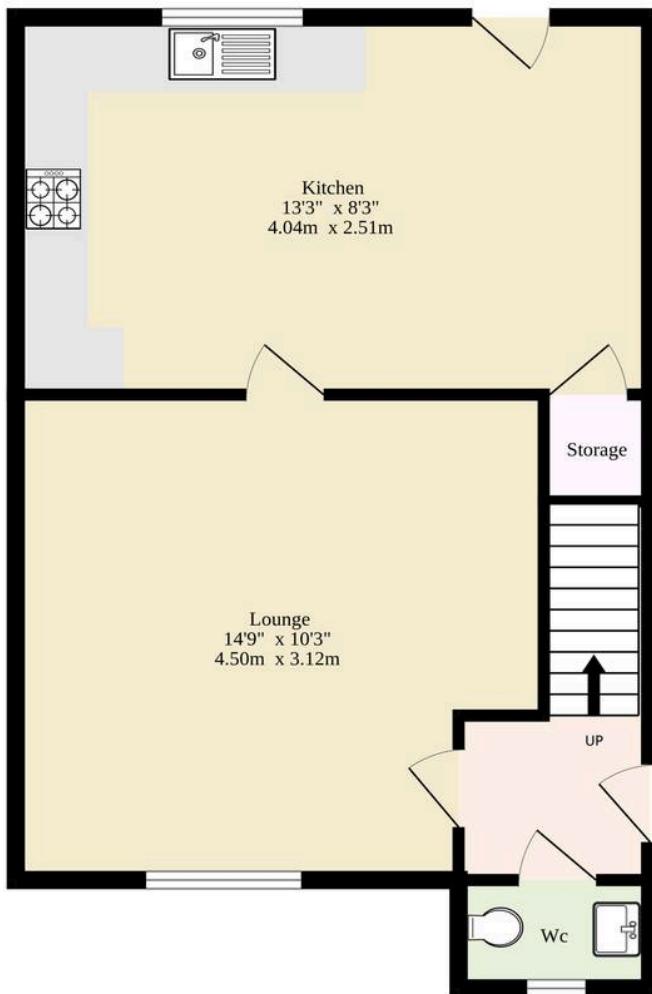
We understand this property will be sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

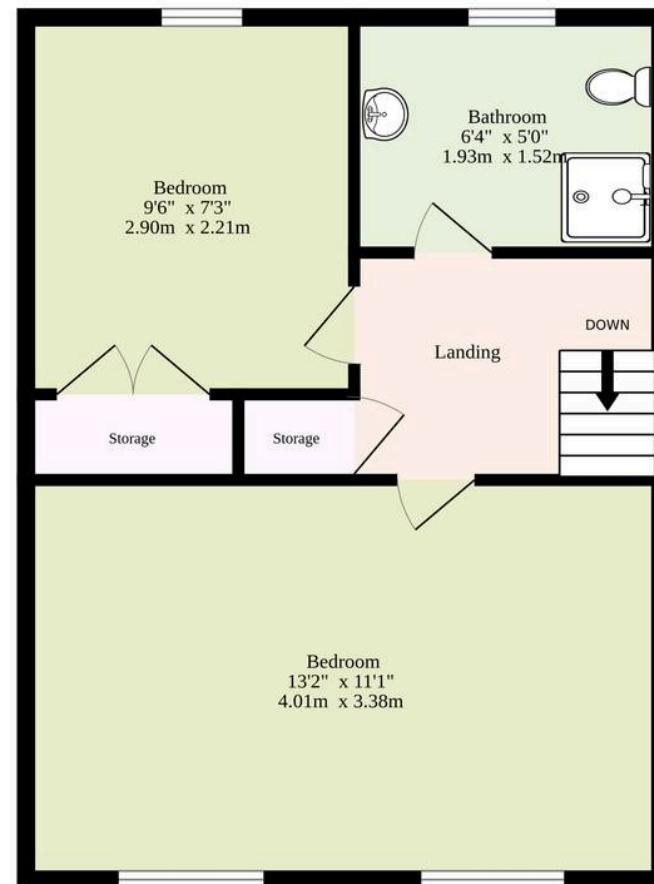
Tax Band - TBD



Ground Floor
313 sq.ft. (29.1 sq.m.) approx.



1st Floor
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

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.
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Minors & Brady
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