



Seaforth Drive, Taverham - NR8 6YU

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HYBRID ESTATE AGENTS



Seaforth Drive

Taverham, Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this beautifully presented END-OF-TERRACE HOUSE offers a cohesive blend of contemporary finishes and practical layout, all within WALKING DISTANCE TO LOCAL AMENITIES & TRANSPORT LINKS. Step through the inviting HALLWAY ENTRANCE with stairs rising to the first floor and discover a FULLY FITTED KITCHEN, complete with INTEGRATED APPLIANCES and stylish HERRINGBONE STYLE FLOORING running underfoot. At the rear of the home, the generous 15' SITTING & DINING ROOM provides an ideal space for relaxation or for those love to entertain, with recessed LED lighting and skimmed ceilings above. The adjoining uPVC DOUBLE GLAZED CONSERVATORY bathes the home in natural light and creates a versatile extension of the living space, perfect for dining or a home office. Upstairs, TWO DOUBLE BEDROOMS with INTEGRAL WARDROBES offer ample storage and comfort, also opening from the landing, the modernised FAMILY BATHROOM featuring contemporary fixtures and a shower above the bath.



Stepping outside, DRIVEWAY PARKING leads to the GARAGE, accessed from an up-and-over door, to the rear, the PRIVATE and FULLY ENCLOSED GARDEN enjoys a highly desirable SOUTH FACING REAR ASPECT.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End-Of-Terrace House
- Quiet End Of Cul-De-Sac Setting
- Within Walking Distance To Local Amenities & Transport Links
- 15' Sitting Room & uPVC Double Glazed Conservatory
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms With Integral Wardrobes
- Private & Enclosed South Facing Garden
- Driveway Parking & Garage

The well served village of Taverham and development of Thorpe Marriott offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets, library and excellent transport links via car and bus, with the A47 within easy reach.



SETTING THE SCENE

Set back from the road at the end of a quiet cul-de-sac, the property offers a low maintenance shingle frontage offering shrubs and plantings. An adjacent paved driveway provides parking for multiple vehicles and leads to the garage, which is accessed via an up-and-over door. The main entrance is found at the front of the home under an open porch.

THE GRAND TOUR

Once inside, the light and bright hallway features carpeted flooring and stairs rising to the first floor landing. Doors lead to the main living spaces, beginning with the fully fitted kitchen to the left. The kitchen boasts stylish herringbone style flooring and offers extensive storage from a range of wall and base units. Integrated appliances include a dishwasher, oven and four burner gas hob with a fitted extractor above, while under counter space and plumbing are available for a washing machine. Ample worktop space wraps around the room, providing plenty of space for food preparation. Opening from the end of the hallway, situated to the rear of the home, the 15' sitting and dining room offers continued carpeted flooring underfoot, skimmed ceilings and recessed LED lighting. The space further benefits from a deceptively sized under stairs storage cupboard, ideal for coats and shoes and offers a versatility layout for both soft furnishings and a formal dining table. Sliding glass doors open into the uPVC double glazed garden room, providing a flexible space for further soft furnishings, dining or a home office. French doors lead directly out to the garden, creating a seamless transition between indoor and outdoor living.

Ascending the stairs to the carpeted first floor landing, you will find loft access overhead and a useful integrated airing cupboard. The spacious main bedroom enjoys a front facing aspect, featuring uPVC double glazed windows with fitted shutter blinds. This room also benefits from double integrated wardrobes and additional storage space positioned

over the bulkhead. The second bedroom is also a comfortable double, offering views over the rear garden and further double integrated wardrobes, this space would also serve as an ideal home office or hobby room. The accommodation is completed by the centrally located family bathroom, featuring a contemporary three piece suite, including a bath with shower over and glass splashback, floor-to-ceiling tiling, and a well sized wall mounted heated towel rail.

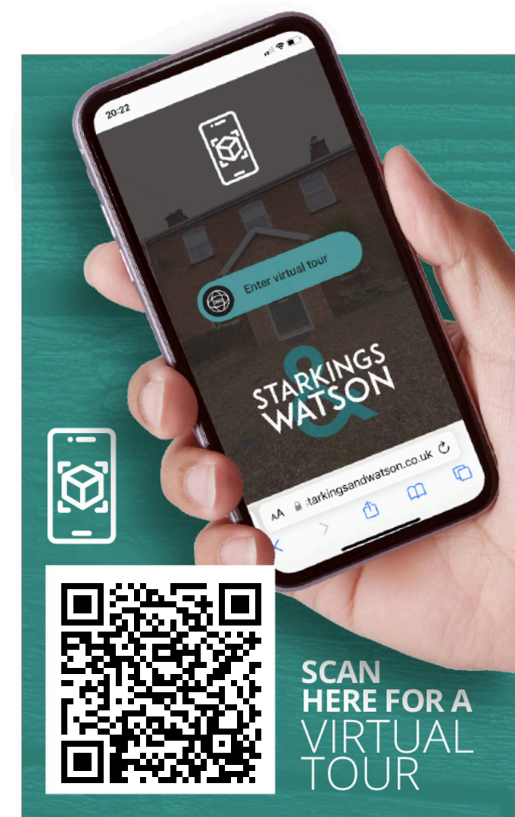
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VIRTUAL TOUR

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







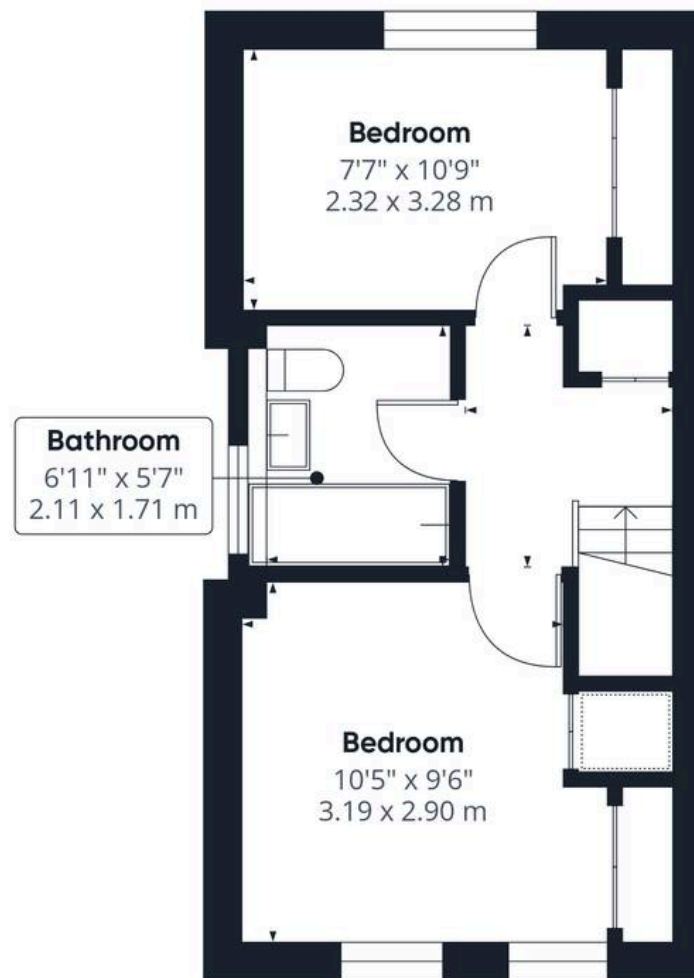
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing and brick walling, initially opening to a flagstone patio space currently utilised for outdoor furniture to enjoy the sunny south facing rear aspect. The remainder of the garden is predominantly laid to a well maintained lawn, with colourful mature plantings at the foot of the garden, A pedestrian door allows access to the garage whilst a wooden latch and brace side gate allows access back to the front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

841 ft²
78.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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