220 Fakenham Road
Taverham | Norfolk | NR8 6QN

FINE & COUNTRY

EXTRAORDINARY STYLE

"A superb contemporary family home that's been thoughtfully extended, carefully completed and beautifully styled throughout, this property wouldn't look out of place in an interiors magazine. It perfectly balances the clean lines of contemporary style with a sense of comfort and warmth throughout. With ample space for a large family, for home working, for leisure and for social occasions, it sits in generous private gardens in a prestigious location, walking distance from amenities and within easy reach of the city, coast and Broads."

KEY FEATURES

- A Superb Contemporary Family Home in the Sought After Village of Taverham
- Four Bedrooms and Four En-Suites
- The Principal Bedroom also benefits from a Dressing Area
- Stunning Open Plan Kitchen/Living/Dining Room with Bi-Fold Doors to the Garden
- Separate Utility Room and Two Ground Floor WC's
- Two Reception Rooms plus a Garden Room and a Study
- Integral Garage and Electric Gated Shingle Drive providing Plenty of Parking
- The Outbuildings include an Impressive Gym with Shower Room and Sauna plus a Garden Studio
- The Accommodation extends to 3,085sq.ft
- Energy Rating: B

The owners have put their heart, soul and experience into creating their dream family home here – and what a home it is! As you explore, you'll see that the attention to detail here is unparalleled, the sense of quality shines through, but above everything else, this is a comfortable and welcoming family abode and a place anyone would be proud to call home.

A Total Transformation

This property has been completely transformed by the current owners, from the roof down, as well as being extended, so it's effectively a new property but on a lovely mature plot in a desirable setting. The owners came here looking for more space for their growing family and it's been a very happy home to them, albeit with a lot of work required to make it what you see today! Experienced in property, they have put their skills to excellent use here and it's a home that gets the balance just right, with style and function, comfort and quality throughout. All the work has been done to a high standard, with Karndean flooring on the ground floor, underfloor heating through much of the property, Porcelanosa tiling, bespoke wooden window shutters, a fabulous bespoke rooflight, solar panels and more.

KEY FEATURES

A Very Happy Home

One of the lovely things about this home is the way it blends open plan areas with more intimate rooms, so you have a wonderful family kitchen with two walls of bifold doors, a woodburner, room for seating and dining and a fabulous entertaining space, but you can escape to the snug if you want some peace and quiet. Both the main sitting room and the kitchen family room are wonderfully light and bright and both are incredibly spacious and have a good connection to the outside space. It's easy to see why the owners find themselves hosting many family gatherings – they have the space for a good number of guests and it works well for children of all ages, from tots to teens. There's a charming garden room where you can sit and soak up the sunshine, a utility room and cloakroom, a study with its own external access so you can see clients at home without them coming into your private space, and more. Even the reception hall is sure to impress! The principal bedroom has a very stylish bathroom with feature free-standing bath and walk-in shower, plus a dressing area, and all three of the other bedrooms are doubles, each with its own en-suite. There's more to see outside, with a seriously impressive gym complete with sauna and shower room, plus a further garden studio that would make a great office, hobby space or den.

Secluded Yet Convenient

The garden has been as well considered as the house and has a lot to offer. With a high wall at the front and electric gates, the whole plot is securely enclosed, so it's ideal if you have dogs or younger children. Close the gates and you really feel as though you're in your own little world. The house is set well back from the road so both the front and back gardens are very usable and you can follow the sun throughout the day. The pergola allows for al fresco dining sheltered from any wind and offering shade on hot days, while the large paved area is great for sunbathing and summer barbecues. There's a good size lawn where children can play while you watch from the comfort of your lounger. Head into the village and you'll find that Taverham and neighbouring Drayton have a wide range of amenities to offer. There are schools, shops including a supermarket, GP surgery, leisure facilities, pubs and more, all walking distance from the house. Head out for country walks on the Marriott's Way or jump in the car and go sailing on the Broads. You're within easy reach of the coast, and the vibrant and historic city of Norwich is only six miles from your front door.

ADORE
THE
CHAOS

CARROW ROAD
NORWICH NR1
LOTUS

MAX

INFORMATION

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 the Fakenham Road, A1067. Upon reaching Drayton continue past the garage and Tesco supermarket and follow the road along and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure
Gas Central Heating, Solar Panels, Mains Water, Mains Drainage
Currently ADSL Broadband, but Fibre to Premises Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band F
Freehold

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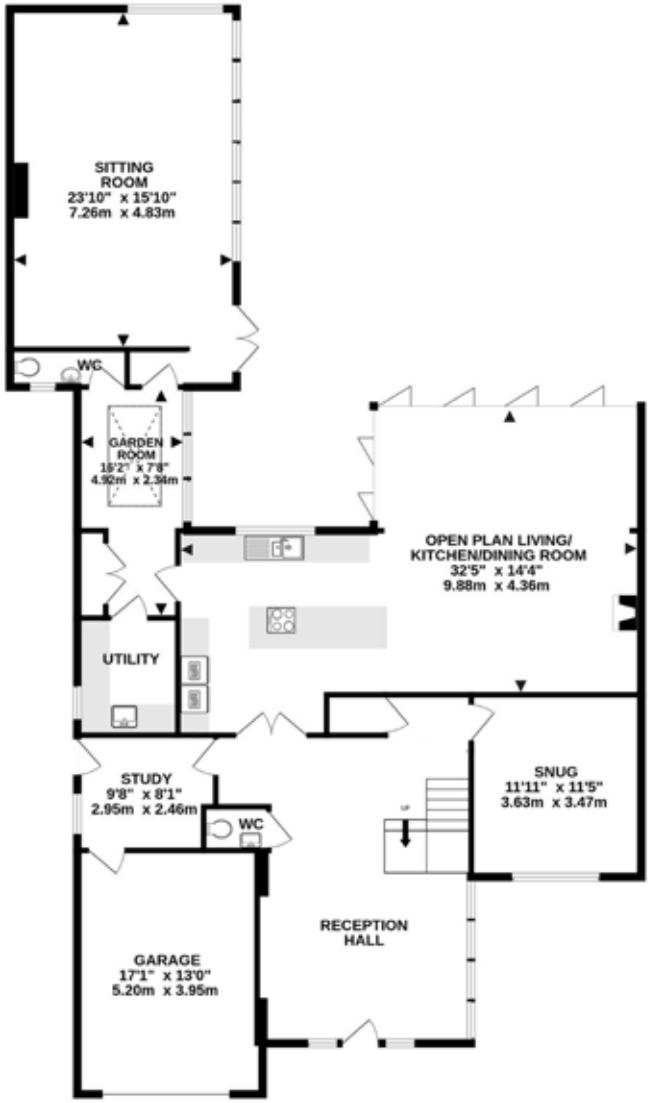
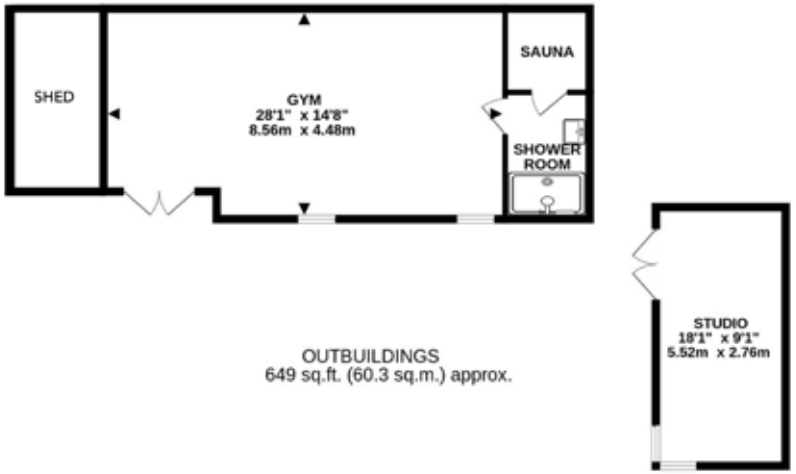
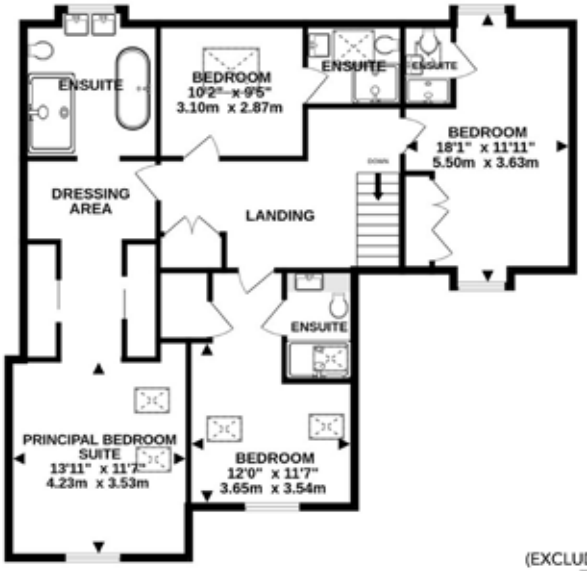


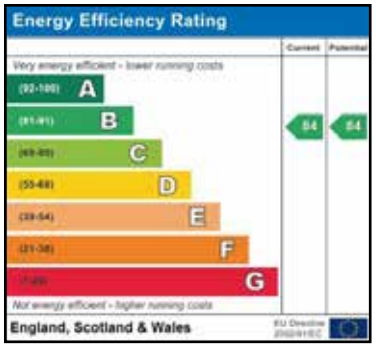
GROUND FLOOR
1970 sq.ft. (183.0 sq.m.) approx.



OUTBUILDINGS
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



FLOOR AREA - HOUSE
(EXCLUDING OUTBUILDINGS) : 3085 sq.ft. (286.6 sq.m.) approx.
TOTAL FLOOR AREA : 3734 sq.ft. (346.9 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-statem
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.
For a free valuation, contact the numbers listed on the brochure.

The Property Ombudsman

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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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY FOUNDATION

Fine & Country Foundation, charity no. 1160989

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