



Taverham Road, Felthorpe - NR10 4DS



Taverham Road

Felthorpe, Norwich

Quietly positioned in a SEMI-RURAL village setting, this DETACHED BUNGALOW boasts in excess of 1,060 Sq. Ft (stms) of EXTENDED and IMPROVED accommodation, including a brand new boiler. Step inside to the spacious HALLWAY ENTRANCE leading to the main living accommodation, including the cosy SITTING ROOM leading out to the 19' GARDEN ROOM, offering panoramic garden views and a WOOD BURNER which allows access into the fully fitted KITCHEN. To the front of the home, doors open to THREE BEDROOMS, including two double rooms, one of which includes a private ENSUITE SHOWER ROOM. The remaining rooms are serviced by a modern three piece FAMILY SHOWER ROOM. Heading outside, DRIVEWAY PARKING can be found to the front for multiple vehicles leading to the GARAGE. The rear GARDEN offers a totally PRIVATE outlook and is FULLY ENCLOSED.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow
- Quiet Village Setting
- Extended & Improved Layout
- Open Plan Sitting & Garden Room With Wood Burner
- Three Bedrooms
- Ensuite Shower Room & Family Shower Room
- Private & Enclosed Rear Garden Overlooking Paddocks
- Expansive Driveway Parking & Garage

Felthorpe is an attractive village set among two chestnut groves about seven miles northwest of Norwich. The majority of the village is centred around The Street and Felthorpe Hall while the smaller part developed around St Margaret's Church. The village boasts two Canadian Redwood trees, a rare sight in this part of Britain. The Cathedral City of Norwich is just a short drive away offering all amenities required in a major city. The excellent village of Horsford is just a few miles away where a range of local amenities can be found including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. Access to the Broadland Northway is also close by which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.



SETTING THE SCENE

The property can be found set back from the road opening to an expansive shingle driveway offering parking for multiple vehicles, framed by well maintained hedging. The main entrance can be found to the side of the property.

THE GRAND TOUR

Stepping inside, the spacious hallway features hard flooring underfoot, with doors opening to all accommodation including a useful integrated airing cupboard. At the end of the hall, the hard flooring continues into the sitting room, open to the garden room. This space is flooded with natural light and allows for a range of soft furnishing layouts, perfect for cosy winter evenings. Progressing into the heart of the home, the impressive 19' garden room is centred around a wood burner, providing a stylish focal point. The room offers panoramic garden views and ample space for both dining and additional soft furnishings, with French doors leading outside. From the other end of the garden room, access is found to the contemporary fully fitted kitchen. This space offers a range of wall and base storage units with worktops wrapping around, ideal for food preparation. Under counter space is available for white goods, including a washing machine, dishwasher, fridge, freezer, and wine fridge, alongside a freestanding oven with a fitted extractor overhead.

Positioned towards the front of the home, doors open to three well sized bedrooms. The main bedroom offers ample space for a large double bed and storage furniture, with a door leading to the side garden and a sliding door at the end of the room leading to a three piece ensuite shower room, featuring an inset shower with a folding glass door, a wall mounted heated towel rail, and vanity storage. The second double bedroom enjoys a front facing aspect with uPVC double glazed windows and continued hard flooring, while the third room offers carpeted flooring and is currently utilised as a home office, and could also make an ideal single bedroom. Opposite, the three piece family shower room completes the accommodation, boasting a double walk in shower with floor to ceiling tiling, a further wall mounted heated towel rail, and vanity storage below the sink.

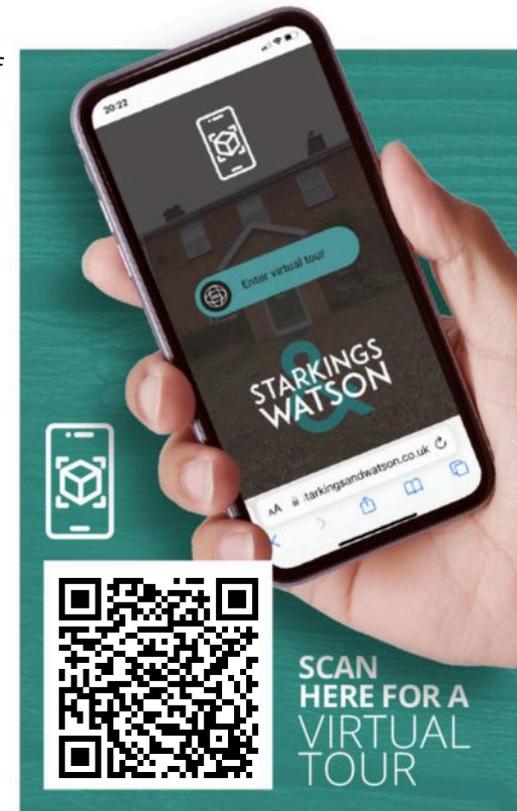
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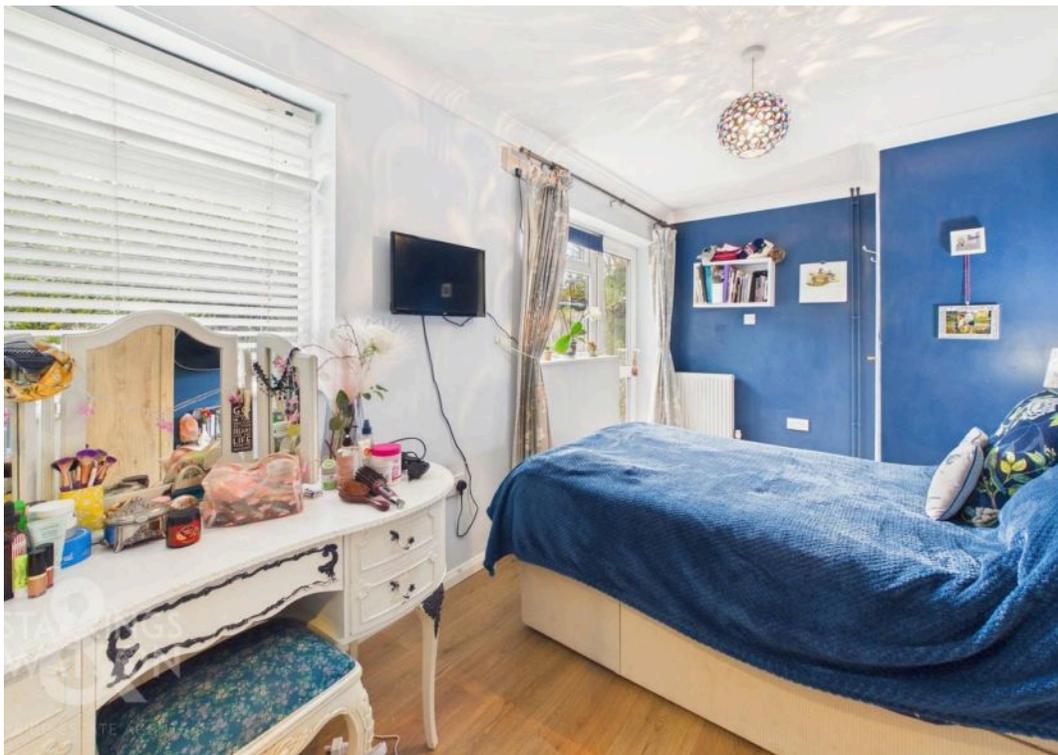
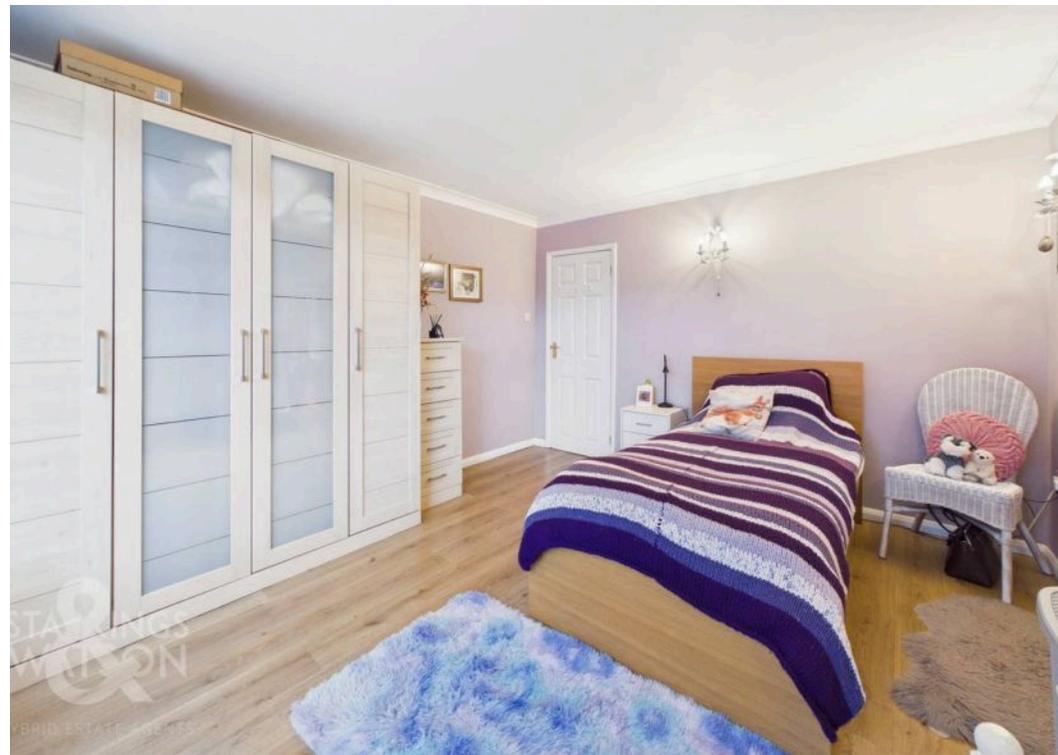
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VIRTUAL TOUR

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



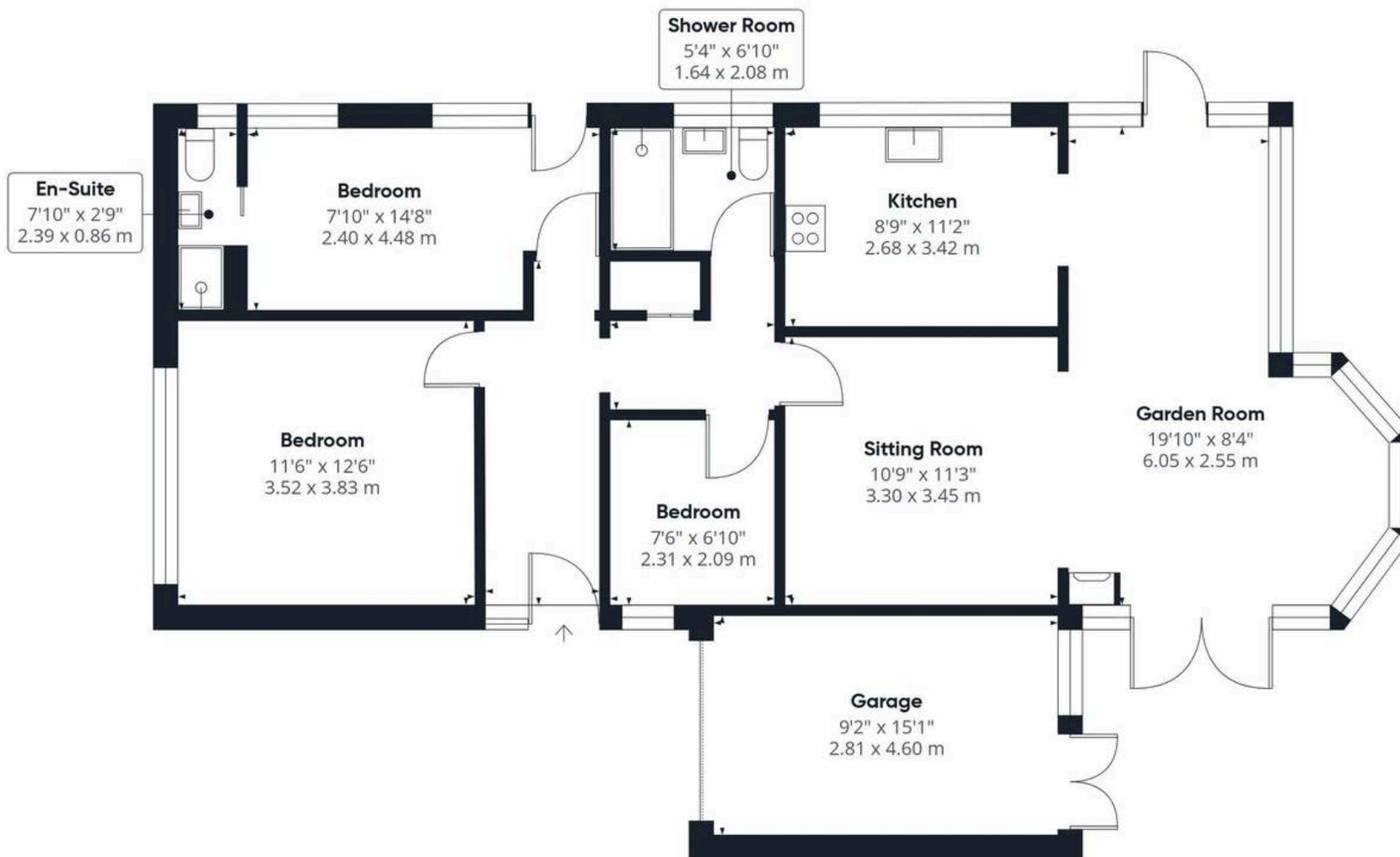




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, initially offering a brick weave patio with plenty of space for outdoor furniture to enjoy the warmer months and wrapping around to the side of the property, where double wooden gates provide secure access back to the front of the home. The remainder of the garden is predominantly laid to lawn, bordered by a range of mature shrubs and plantings that surround the space, and is completed by a timber storage shed.





Approximate total area⁽¹⁾

1064 ft²
98.6 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.

GIRAFFE 360





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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