



**17 Draper Way | | Taverham | NR8 6DG**

**Guide Price £340,000**

**\*\*GUIDE PRICE £340,000 - £360,000\*\*** Set on the sought-after Draper Way, this exceptional three-bedroom detached home by the renowned Abel Homes, blends modern design, energy efficiency, and luxurious living in one of Taverham's most desirable locations. Immaculately presented throughout, the property is finished to the highest standard, offering a perfect balance of comfort, style, and practicality, ideal for family life, entertaining, or sophisticated work-from-home arrangements.

At the heart of the home is a high-specification kitchen that flows seamlessly into the open-plan dining and living area, creating a light-filled, sociable space for relaxing or hosting guests. Underfloor heating throughout the ground floor provides year-round warmth, while the east-to-west orientation ensures natural light fills the home from sunrise to sunset.

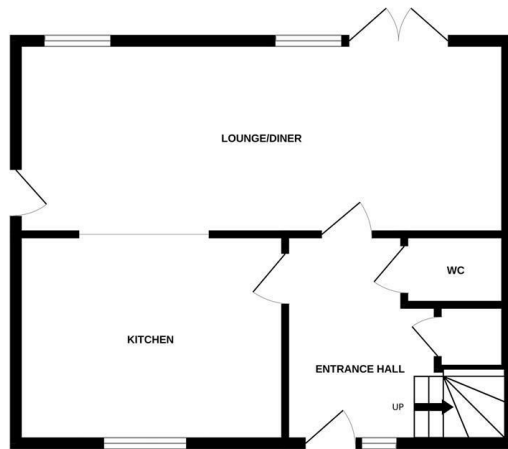
Upstairs, three generous bedrooms offer both comfort and flexibility. The master suite boasts a luxurious en-suite, while two further bedrooms feature built-in network connectivity, ideal for dedicated home office or study spaces. A stylish family bathroom completes the accommodation with a contemporary finish.

Designed with sustainability in mind, the home includes 10 solar panels, superior insulation, and energy-efficient systems, reducing running costs and environmental impact. The low-maintenance rear garden, with high-quality astro turf, provides a private retreat with stunning forest views.

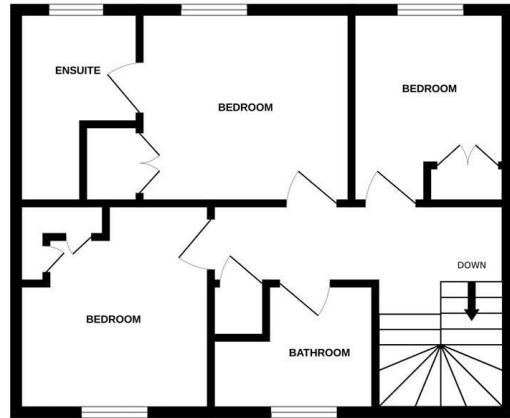
Additional benefits include a sophisticated security system with CCTV, a garage, and ample driveway parking, all within walking distance of Taverham High School, local shops, parks, and transport links. Combining modern elegance, eco-conscious design, and practicality, this outstanding home offers the perfect opportunity for contemporary family living in a serene, desirable location.



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.  
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### Location

The village of Taverham is situated to the north west of Norwich within easy reach of a good selection of local amenities which include schooling for all ages, supermarkets, vets, pubs, restaurants and patisserie. Nearby bus stops give you good public transport links in and out of the city centre. You are also within close proximity to the NDR and Norwich ring road.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, WC, cupboard and stairs to first floor.

#### Lounge/Diner 24'6" x 9'8"

UPVC French doors to garden, double glazed door to driveway, UPVC double glazed window, UPVC triple glazed window, underfloor heating, tiled flooring.

#### Kitchen 13'5" x 10'4"

Fitted wall and base units with worktops over, sink and drainer, fitted gas hob and oven, integrated fridge/freezer and dishwasher, space for washing machine, UPVC triple glazed window, underfloor heating, tiled flooring.

#### WC

Low level WC, hand wash basin, tiled flooring, UPVC frosted triple glazed window.

#### First Floor Landing

Doors to three bedrooms, bathroom and cupboard.

#### Bedroom One 10'7" x 9'5"

UPVC triple glazed window, radiator, built in wardrobes, LVT flooring.

#### En-Suite

Shower cubicle, low level WC, hand wash basin, heated towel rail, UPVC frosted triple glazed window.

#### Bedroom Two 10'8" x 9'8"

UPVC triple glazed window, radiator, built in wardrobes, LVT flooring.

#### Bedroom Three 9'4" x 7'10"

UPVC triple glazed window, radiator, LVT flooring.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, UPVC frosted triple glazed window.

#### Outside Front

Artificial grass and a driveway providing ample off road parking leading to a garage.

#### Outside Rear

Patio seating area leading to an artificial lawn, enclosed by fencing with side gate access and side access to the garage.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure

Freehold

#### Utilities

Full fibre broadband available.  
Mains gas, water and electric.

#### Square Footage

Ground floor: 47.5 sq.m / 511.28 sq.ft  
1st floor: 47.5 sq.m / 511.28 sq.ft


Property size: 95 sq.m / 1022.57 sq.ft

Garden size: 91 sq.m / 979.51





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band D

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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