



The Firs
113 Taverham Road | Taverham | Norfolk | NR8 6SG

 FINE & COUNTRY

OPPORTUNITY KNOCKS



"This house is a gem, sitting on one of Taverham's most prestigious roads, with a south-facing garden backing onto fields, in a plot of around an acre in all. Superbly secluded, it's walking distance from excellent schools, shops, pubs and more, yet beautifully private and tucked away, enjoying a surprisingly rural feel. A fabulous family property with huge potential, it has a wonderfully friendly atmosphere and when you come to view you'll understand what drew the owners here, over 40 years ago."



KEY FEATURES

- A Handsome 1930s Home situated on a Prestigious Road in the Sought After Village of Taverham
- Offering Huge Potential for Reconfiguration and Extension within its Extensive Plot
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Ground Floor and First Floor WC
- Three Reception Rooms plus a Conservatory
- The Grounds extend to around 1 acre with a Wonderful Raised Terrace and Pond, Sweeping Lawns and a Greenhouse
- Double Garage and Shingled Driveway providing Plenty of Parking
- Walking Distance of Numerous Amenities
- The Accommodation extends to 2,163sq.ft
- Energy Rating: D

This handsome period home has so much to offer that it's hard to know where to start! The one-acre plot with so much potential, the south-facing sunny garden, views over the valley, glorious period proportions and beautifully bright and uplifting rooms, the chance to add further value – and that's just the start. All in all, this is a magnificent family home in a highly desirable location, well placed for city, countryside and community, yet tucked well away from the outside world.

Quality From The Start

Built in the 1930s by the well-known family builders R.G. Carter, the property was originally home to a senior manager within the firm. It was built to an exacting standard on a double plot and was extended in the 1970s. The current owners are only the third to live here in almost 100 years and have been here for over four decades. In their time here, they've made a number of upgrades and improvements, including reroofing the house, adding a fabulous conservatory to the south, putting in new plumbing and electrics, adding double glazing and more. Whilst the whole property has been exquisitely maintained and is in excellent condition, the house sits in extensive grounds which provide exciting possibilities for further extension of, or alteration to the building, should this be required. In particular, the kitchen and utility rooms lend themselves to further extension creating a large open-plan family space opening directly into the garden through bi-fold doors.





KEY FEATURES

For The Long-Term

This has been a very happy home, as evidenced by the years the owners have spent here. Their son grew up at the house and it's worked well at every stage of family life. What is now the study, complete with built-in desk, storage and shelving, used to be a playroom, within earshot of the kitchen, which as any parent knows can come in very handy! The owners have enjoyed long summer evenings with drinks on the terrace, family dinners in the formal dining room, Christmas gatherings with a huge tree in the well-proportioned sitting room and so much more. It's a great place for family but also works brilliantly for social occasions. All the rooms are a good size and the layout is very versatile, so it's a house that can adapt to meet your changing needs over the years.

A Superb Setting

Outside, the raised terrace is the perfect vantage point from which to enjoy the stunning views over open fields and across the valley, and to soak up the sun. It's completely private out here. Head down the lawn and you'll find there's plenty of space for children to play – and if you're green fingered, you'll love having wrap around front and rear gardens of such an excellent size. There's a double-glazed greenhouse attached to the double garage, with staging, power and light, so you can grow fresh produce. You feel so incredibly secluded here as you're not overlooked and you can't be seen from the road, yet you're actually very well connected. Sitting in the garden you can hear birdsong and the buzzing of the bees, but head out and you can be at the shops, the schools, the medical centre, the pub and more in just a few minutes. Almost everything is walkable. You have fishing, golf, watersports, the leisure centre (named after the builder of this house!) and more within easy reach. You're also well placed to head up to the North Norfolk coast or into Norwich, both of which the owners regularly do. When they travelled for work, being close to the airport was a real boon – you really do get spoilt here!





























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 infant, junior, high and prep schools all in the area. The Wensum Valley Golf and Country club plus Taverham Garden & Country Shopping Centre offer plenty for the active person and there are beautiful walks to hand on Marriots 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 beautiful unspoilt, wide sandy beaches for which the north Norfolk coast is renowned.

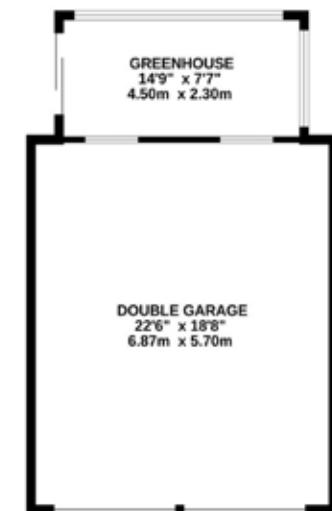
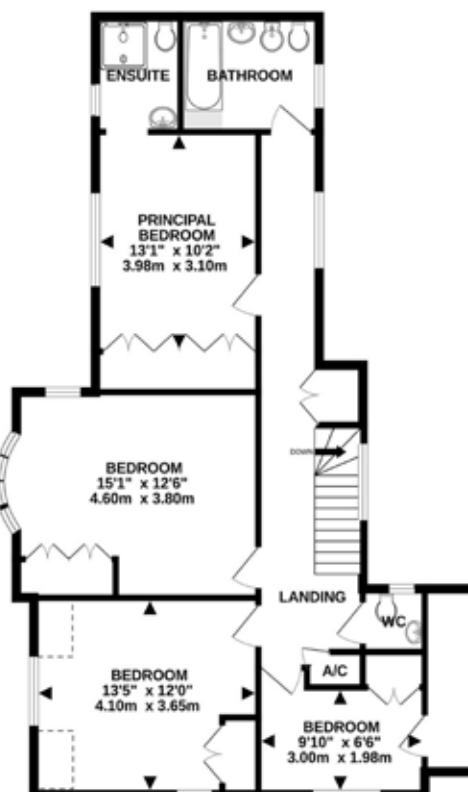
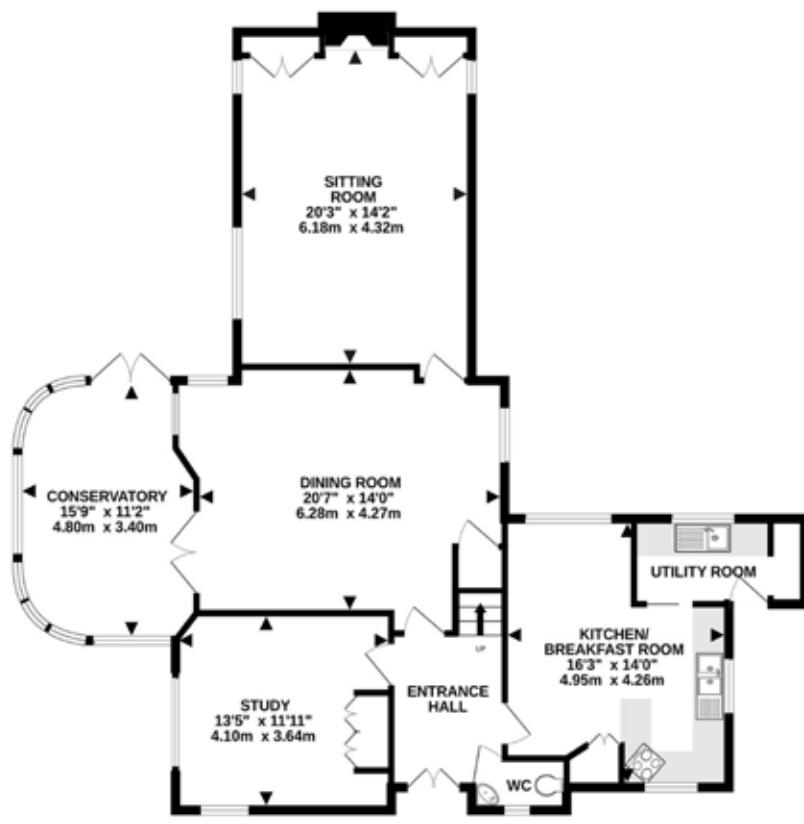
Directions

Leave Norwich on the Fakenham Road, A1067. Upon reaching Drayton take a left hand turn just past the garage onto Taverham Road. The property will be found approximately 1km from the Drayton Road junction, on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre to Cabinet Broadband 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 G
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2163 sq.ft. (200.9 sq.m.) approx.

TOTAL FLOOR AREA : 2700 sq.ft. (250.8 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-statement.

This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(90-100)	A		
(81-90)	B		
(76-80)	C		
(56-75)	D		
(39-55)	E		
(21-38)	F		
(1-20)	G		
Least energy efficient - higher running costs.			
EU Directive 2002/91/EC			
www.hpcsl.com			



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