



Fakenham Road, Taverham - NR8 6QW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Fakenham Road

Taverham, Norwich

Occupying a generous 0.39 ACRE PLOT (stms), this executive DETACHED FAMILY HOME offers over 2,900 SQ. FT (stms) of beautifully presented accommodation, thoughtfully arranged to provide both versatility and privacy. Step inside to a welcoming ENTRANCE HALL that flows seamlessly into FOUR RECEPTION ROOMS, including a 19' DUAL ASPECT SITTING ROOM ideal for relaxing evenings or for those who love to entertain, a STUDY perfect for home working, a formal DINING ROOM and a bright GARDEN ROOM with tranquil garden views. The heart of the home is the 16' KITCHEN/BREAKFAST ROOM, complemented by a separate UTILITY ROOM for added convenience. Upstairs, the spacious landing opens to FOUR DOUBLE BEDROOMS, each offering ample storage and natural light, with the MAIN BEDROOM boasting a private ENSUITE SHOWER ROOM. The property also boasts a SELF-CONTAINED ANNEXE, featuring a DOUBLE BEDROOM, well-equipped KITCHEN/DINING/SITTING ROOM and a further SHOWER ROOM, ideal for multi-generational living, guests, or as an independent workspace.



Throughout, quality finishes and a thoughtful layout create a welcoming, family oriented atmosphere. Stepping outside, the PRIVATE GARDEN is FULLY ENCLOSED offering a mature feel and has been LANDSCAPED by the current vendors. To the front, GATED ENTRY leads to a cascading DRIVEWAY providing parking for multiple vehicles with the addition of a DOUBLE GARAGE.

Council Tax band: F
Tenure: Freehold

- Executive Detached Family Home Occupying a 0.39 Acre Plot (stms)
- In Excess Of 2,900 Sq. Ft (stms) Of Accommodation
- Self Contained Annexe Including A Double Bedroom, Kitchen/ Dining/ Sitting Room & Shower Room
- Four Reception Rooms Including a 19' Dual Aspect Sitting Room, Study, Dining Room & Garden Room
- 16' Kitchen/ Breakfast Room & Separate Utility Room
- Four Double Bedrooms Including The Main Bedroom With A Private Ensuite Shower Room
- Substantial & Landscaped Mature Private Gardens
- Gated Driveway Parking & Double 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 far back from the road, the property is accessed via a wooden gate set behind a brick walled frontage, opening onto a sweeping shingle driveway that offers plentiful parking for multiple vehicles and leads to the double garage. The surrounding grounds are predominantly laid to well maintained lawn, beautifully accented by various mature trees and established plantings that lead toward the front of the home. Here, the main entrance is situated alongside a separate, private entrance providing access to the self-contained attic space.

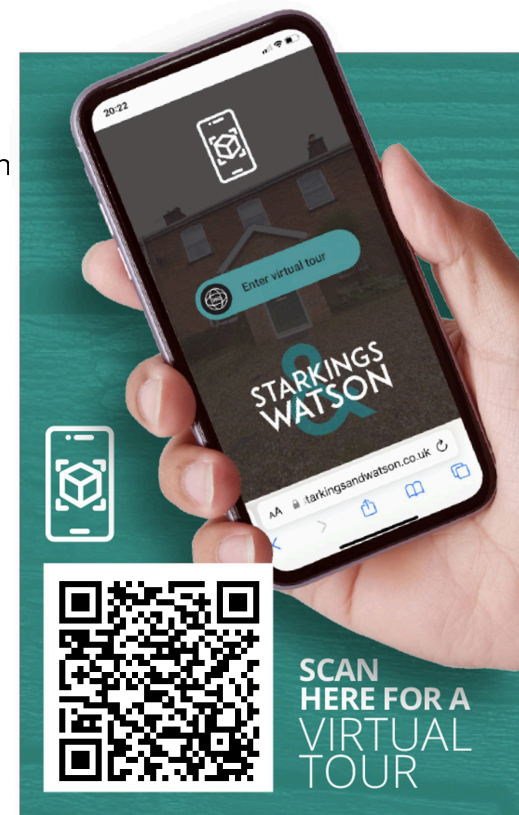
THE GRAND TOUR

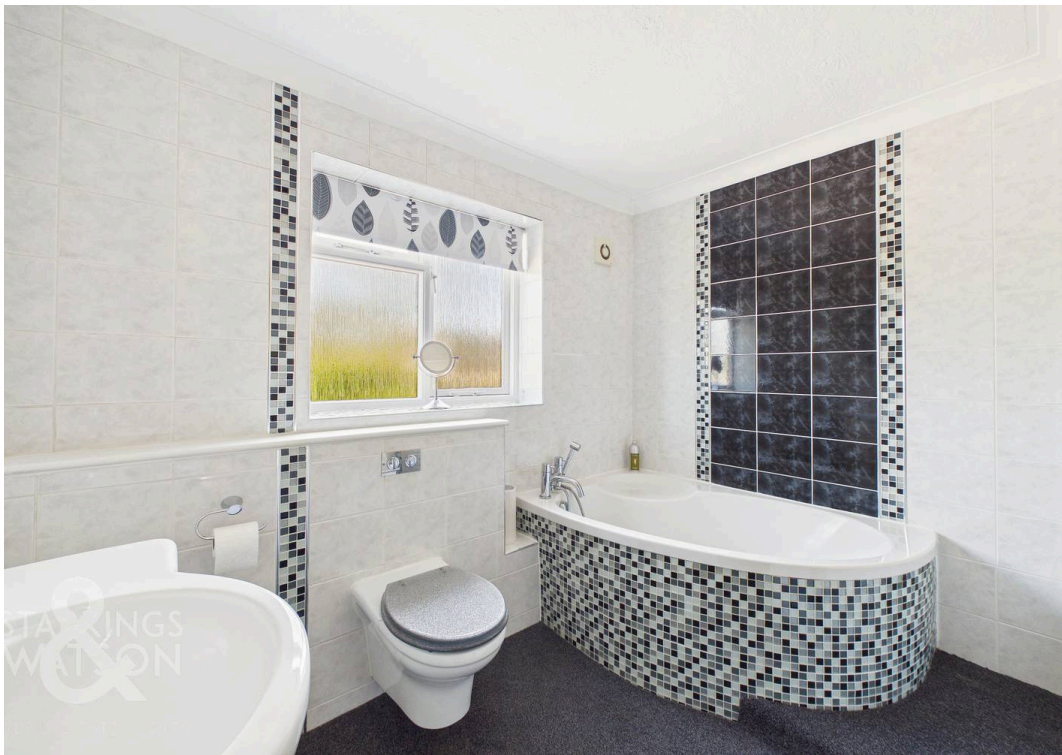
Stepping inside, the hallway entrance provides an ideal meet and greet space with stairs rising to the first floor and doors leading to all the accommodation, including a two piece W.C with a heated towel rail and a separate door offering internal access to the annex. Directly ahead, you are welcomed into the substantial 16' kitchen and breakfast room, which offers a range of wall and base units with ample worktop space, room for a freestanding oven with a fitted extractor and under counter plumbing for a dishwasher. This space is complemented by a separate utility room featuring further wall and base storage, a sink, plumbing for a washing machine and tumble dryer and double integrated storage with a door leading out to the garden. Adjacent to the kitchen, the property flows into a well sized snug or dining room that currently houses soft furnishings and leads from double internal doors into a versatile garden room with tiled flooring and panoramic views. Situated opposite the dining area is a well proportioned study, currently used as a home office, which features a bright bay window facing the front.

At the end of the hallway lies the impressive 19' dual-aspect sitting room, flooded with natural light and centred around a feature fireplace, this room offers plenty of space to relax and includes sliding glass doors opening directly onto the garden patio.

Ascending to the carpeted first floor landing, you will find a useful airing cupboard and loft access overhead. This level comprises of four well proportioned double bedrooms, three of which benefit from characterful part vaulted ceilings. These rooms are served by a three piece family bathroom featuring a generous corner bath, floor to ceiling tiling and vanity storage below the sink. The main bedroom suite is particularly spacious, offering alcove storage, three sets of integrated wardrobes, and a refitted private ensuite shower room complete with a glass enclosed cubicle and a heated towel rail.

The self-contained annex is accessed via its own entrance hall with hard flooring, integrated storage for coats and shoes and a further loft access point. This space includes a wet room style shower room with the main space serving as an open plan kitchen, dining, and sitting room with part vaulted ceilings. The annex kitchen is bathed in natural light from an overhead Velux window and offers a range of storage and worktop space with plumbing for appliances, while the main living area provides ample room for both a formal dining table and soft furnishings. Completing the annex is a substantial double bedroom boasting its own integrated wardrobe space.







THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed gardens offer plentiful outdoor space, featuring a large patio that wraps around the rear border of the property. This area provides ample room for outdoor furniture to enjoy the summer months, with convenient side access via a wooden gate leading back to the front of the home. A practical timber built covered area is also included, ideal for pet housing or additional storage. Moving through the garden, the space enjoys a mature feel with a variety of established plants and shrubs bordering a well maintained lawn. Flagstone walkways lead the way to the foot of the garden, where tall hedging ensures a high degree of privacy and a timber storage shed can be found.

FIND US

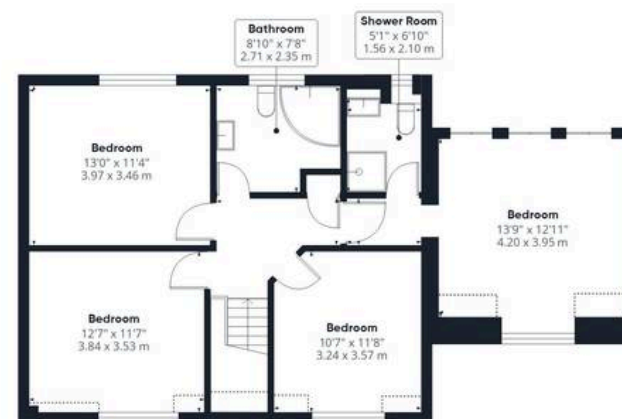
Postcode : NR8 6QW

What3Words : ///email.bearings.cadet

VIRTUAL TOUR

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





Approximate total area⁽¹⁾

2962 ft²
275.3 m²

Reduced headroom

32 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



Ground Floor



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.