

FREEHOLD



House - Detached

# 21 CYPRESS CLOSE, TAVERHAM, NORWICH, NR8 6QG

Price Guide  
£500,000-  
£525,000

## FEATURES

- Extended Detached Family Home
- Four Double Bedrooms
- Lounge and Dining Room
- Kitchen/Breakfast Room
- Two Separate Office Spaces
- Shower Room on the ground floor
- Single Garage & Driveway
- Extensive Rear Gardens



# 4 Bedroom House - Detached located in Norwich

Nestled in the charming area of Cypress Close, Taverham, Norwich, this extended family home offers a perfect blend of space and comfort. With four generously sized double bedrooms, this property is ideal for families seeking room to grow.

The inviting lounge and dining room provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The layout of the home promotes a sense of togetherness, making it an excellent choice for family gatherings. With two office spaces allowing ease of working from home.

The ground floor features a convenient shower room, as well as the addition of a family bathroom upstairs ensures ample facilities for everyone. The master bedroom features a shower cubicle and sink within the dressing area.

Outside, the extensive rear gardens present a wonderful opportunity for outdoor enjoyment, whether it be for children to play, gardening enthusiasts to cultivate their passion, or simply for those who appreciate a tranquil space to unwind. Additionally, the property boasts a single garage and parking for up to three cars, ensuring that convenience

is at the forefront of this home.

This property in Taverham is not just a house; it is a place where memories can be made and cherished for years to come. With its spacious interiors and delightful outdoor space, it is a must-see for anyone looking to settle in this lovely part of Norwich. Price Guide of £500,000-£525,000.

## Entrance Hall

With front entrance door, cupboard, door to shower room, stairs to first floor, door to kitchen, door to lounge and radiator.

## Shower Room

Fitted with a three piece suite comprising of low level WC, hand wash basin, shower cubicle, window to front aspect and radiator.

## Lounge

With two windows one to the front aspect and side aspect, two radiators, opening to the office and feature fireplace.

## Study

Loft access, glass block window to side, and to the other office space and radiator.

### Dining Room

With radiator, doors to conservatory and opening leading to study.

### Study

With window to the rear aspect and radiator.

### Conservatory

Built with a wooden construction with sliding doors to garden and windows to all aspects.

### Kitchen/Breakfast Room

Fitted with a range of wall base and drawer units with worktop over, one and a half sink drainer, boiler cupboard, double oven, electric hob with extractor over, radiator, UPVC window to the rear aspect, door leading to utility/store, space for a fridge and freezer, plumbing for washing machine and plumbing for a dishwasher.

### Utility Room

With uPVC door leading to the side access, door to the Office Space/Storage Room and radiator.

### Office Space/Storage Room

Shelved floor to ceiling for storage and radiator. Could also be used as a potential 5th Bedroom.

### Landing

With doors to all rooms, airing cupboard and loft access.





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### Bedroom 1

Fitted with two double wardrobes and overhead storage, shower cubicle, wash basin, radiator and window to front aspect.

### Bedroom 2

With window to the front aspect, radiator and a range of built in wardrobes and overhead storage.

### Bedroom 3

With a window to the rear aspect built in wardrobe and a radiator.

### Bedroom 4

With a window to the rear aspect, radiator and built in wardrobes.

### Bathroom

Fitted with a three piece suite, comprising of panelled bath. low level WC, hand wash basin, window to the rear aspect, part tiled walls and radiator.

### Outside

The property is approached by a driveway providing off road parking for three cars, leading to a single detached garage with up and over door, power and light. The extensive garden to the rear is mainly laid to lawn, with a wide variety of shrubs and plants. Two patio seating areas, outside tap, side access gate and all enclosed by timber fencing.



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

