

FREEHOLD



House - Link Detached

**3 SUTERS DRIVE,
TAVERHAM,
NORWICH,
NORFOLK, NR8 6UU**

Offers Over

£300,000

FEATURES

- Linked Detached
- Lounge/Dining Room
- Ensuite to Master Bedroom
- Off Road Driveway Parking
- Three / Four Bedrooms
- Kitchen
- Study / Bedroom 4
- Enclosed Rear Garden



3 Bedroom House - Link Detached located in Norwich

Nestled within the sought-after suburb of Taverham, Suter Drive offers an excellent opportunity to purchase a spacious detached family home. Built in 1987, this well-presented property features three generous bedrooms, providing ample space for growing families or those in need of additional room. The principal bedroom benefits from its own ensuite shower room, while a separate family bathroom and convenient ground-floor cloakroom serve the rest of the household. Combining comfortable living with a desirable location, this home is perfectly suited to modern family life.

The ground floor features two reception rooms, including a comfortable lounge/diner that is perfect for entertaining guests or enjoying family meals. The kitchen is well-designed, offering functionality and ease of use for everyday cooking.

Outside, the property showcases an enclosed split-level rear garden, providing a serene outdoor space for relaxation or play. The garden is perfect for those who appreciate a bit of greenery and outdoor living. Additionally, the property includes a driveway with parking for two vehicles, ensuring convenience for residents and visitors alike.

This lovely home on Suter Drive is not only well-located but also offers a blend of comfort and practicality, making it a wonderful choice for anyone looking to settle in Taverham. With its appealing features and spacious layout, this property is sure to attract interest. Do not miss the chance to make this house your new home. Call 01603 338433 to arrange a viewing.

Entrance Hall

With front entrance door, utility area for washing machine, radiator, doors leading to the Study/Bedroom 4, Kitchen, Cloakroom and Lounge/Dining Room and stairs to the first floor.

Study/ Bedroom 4

15'9" x 7'6"

With window to the side aspect, radiator and loft access above the garage.

Kitchen

10'2" x 7'10"

Fitted with a range of wall, base and drawer units, with rolled edge work surface over, tiled splash backs, built in double oven, electric hob and extractor fan over, one and a 1/2 sink unit, integrated fridge/freezer, wall mounted boiler, door to garden and window to rear aspect.

Cloakroom

Fitted with 2 piece suite comprising low level W.C and wash basin, radiator and front facing window.

Lounge/Diner

16'6" max x 16'3" max

With sliding doors to the rear garden with box bay window to front aspect, with electric fireplace feature and two radiators.

Landing

With loft access and doors leading to all bedrooms, airing cupboard and family bathroom.

Bedroom 1

8'0" x 7'7"

Entering into a dressing area with opening to the main part of the bedroom, built in wardrobe, window to the rear aspect, radiator and door leading to ensuite.

Ensuite

Fitted with a three piece suite comprising of wash basin, low level W.C. shower cubical, part tiled walls, radiator and window to rear aspect.

Bedroom 2

8'7" x 5'6"

With window to the front aspect and radiator.

Bedroom 3

8'7" x 9'8"

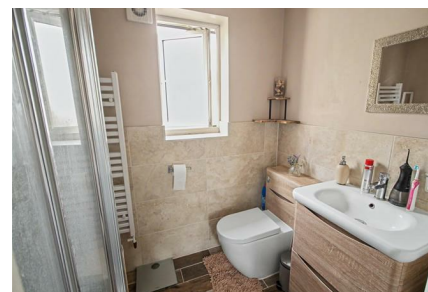
With window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprised of wash basin, W.C and panelled bath with over head shower, part tiled walls, radiator and front facing window.

Outside

The property is approached by a driveway providing off road parking for two vehicles and side gate access to the rear garden. To the rear the garden is split level featuring patio area on the lower level and grass area on the upper all enclosed by timber fencing.



Call us on
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Council Tax Band
C



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

