

FREEHOLD

House - Detached

# 63 TAVERHAM ROAD, TAVERHAM, NR8 6SE

Price Guide

## £750,000

### FEATURES

- STUNNING EXECUTIVE DETACHED HOME
- BEAUTIFUL KITCHEN/FAMILY ROOM
- MAIN BEDROOM WITH DRESSING
- GENEROUS DRIVEWAY & GARAGE
- SPACIOUS REAR GARDEN
- FOUR DOUBLE BEDROOMS
- OFFICE & SNUG
- EN SUITE TO BEDROOM TWO
- ENCLOSED REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION



# 4 Bedroom House - Detached located in Taverham

## Entrance Hall

LVT Herringbone flooring, stairs to first floor, doors to rooms, storage cupboard, radiator.

## Lounge

14'0" x 12'11"

Fitted carpet, radiator, double glazed bay window to front.

## Snug

Karndean flooring, opening to kitchen/dining room, opening to office.

## Office

10'0" x 7'9"

Karndean flooring, double glazed window to side, radiator.

## Kitchen/Dining/Family Room

Kitchen Area - 3.80 x 3.00

Dining/Family Room - 8.03 x 3.15

Porcelain floor tiles, range of Wren fitted base and wall units with Quartz work surfaces over, integrated Neff appliances including, double oven, induction hob and dishwasher. There is also integrated AEG fridge/freezer, double glazed window to rear, sliding doors to rear garden, opening to utility.

## Family Area

Laminate wood flooring, door to hall.

## Utility

Porcelain floor tiles, range of fitted base and wall units with work surfaces over, sink drainer unit, door to garden, door to cloakroom.

## Cloakroom

Porcelain floor tiles, low level W/C, pedestal wash basin, obscured double glazed window to side.

## Landing

Fitted carpet, doors to all rooms, radiator, storage cupboard x2.

## Bedroom One

19'7" x 12'7"

Fitted carpet, double glazed window to rear, Juliette balcony, door to walk in wardrobe, door to en suite, radiator.

## En Suite

Vanity sink unit, shower cubicle, low level W/C, radiator, double glazed window to rear.

## Bedroom Two

14'2" x 10'4"

Fitted carpet, radiator, double glazed window to side, door to en suite.

## En Suite

LVT flooring, shower cubicle, pedestal wash basin, low level W/C, obscured double glazed window to side, heated towel rail.

## Bedroom Three

12'0" x 11'3"

Fitted carpet, radiator, double glazed bay window to front with window seat.

## Bedroom Four

12'1" x 11'6"

Fitted carpet, radiator, double glazed window to side.

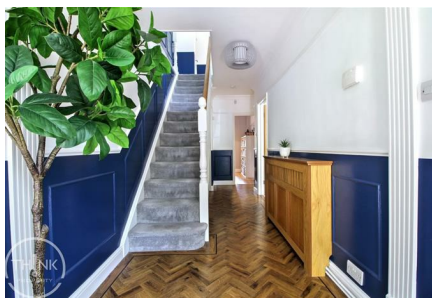
### Family Bathroom

LVT flooring, free standing bath, low level W/C, shower cubicle, vanity sink unit, radiator, double glazed window to front, heated towel rail.

### Outside

Driveway for multiple vehicles leading to the single garage.

The rear garden is private and enclosed and includes a raised seating terrace, lawned gardens, further private seating area with timber summer house and hot tub. The garden is well stocked with a range of mature, plants, trees and shrubs.





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Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	8
(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.



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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