

# propertyladder



## Marriott Chase, Taverham, NR8 6QQ

A Spacious Four Bedroom Detached Home With No Onward Chain!

**GUIDE PRICE** £450,000 - £475,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# SUNLIT CHARM IN QUIET SETTING!

Tucked away at the end of a peaceful cul-de-sac on the edge of Thorpe Marriott, this detached family home is offered with no onward chain and provides an abundance of space both inside and out. Ideal for families seeking room to grow, the property enjoys a quiet yet convenient location with easy access to local amenities and green spaces.

Inside, the home welcomes you with a spacious entrance hall and a practical layout that includes a front-facing study, a formal dining room, and a large dual-aspect living room stretching from front to back, filling the space with natural light. The kitchen/breakfast room is a great hub for family life, complemented by a separate utility room and a convenient downstairs WC.

Upstairs, the galleried landing leads to four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, while the rest of the family is served by a spacious four-piece bathroom.



“ a large dual-aspect  
Living room stretching  
from front to back,  
filling the space  
with natural light ”



## Overview

- Separate dining room and study/home office
- Generous kitchen/breakfast room plus utility
- Four spacious bedrooms and a galleried landing
- Principal bedroom with en-suite shower room
- Family bathroom with bath and separate shower
- Detached double garage and ample parking
- South-facing rear garden - private and enclosed





## Location

Taverham is a highly sought-after village located just six miles north-west of Norwich, offering the perfect blend of countryside living and modern convenience. Surrounded by beautiful woodland and open green spaces, the area is ideal for families, dog walkers, and nature lovers alike.

The village itself is well-served with a range of local amenities, including supermarkets, pubs, a garden centre, medical facilities, and highly regarded primary and secondary schools. Taverham High School has a strong reputation locally, making the area especially popular with families.

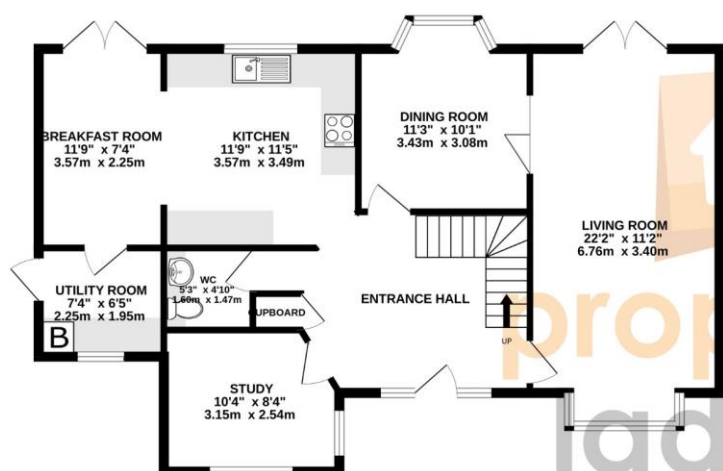


## Outside

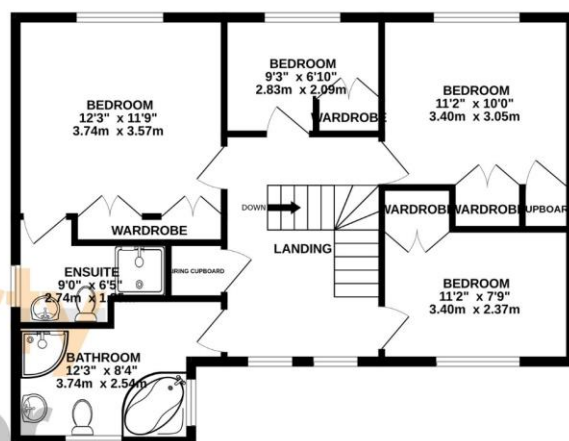
Outside, the property continues to impress with ample driveway parking, a detached double garage, and a south-facing rear garden that's private, enclosed, and perfect for enjoying the sunshine.



**GROUND FLOOR**  
864 sq.ft. (80.3 sq.m.) approx.



**1ST FLOOR**  
710 sq.ft. (66.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1574 sq.ft. (146.3 sq.m.) approx.**

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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**FULL EPC AVAILABLE UPON REQUEST**

EPC TBC

**COUNCIL TAX BAND: E**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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ESTATE AGENT  
IN NORWICH  
(NR10-16)

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