

propertyladder



Draper Way, Taverham, NR8 6DG

A High-Spec Two Bedroom Semi-Detached Home!

GUIDE PRICE £280,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A HOME OF QUALITY!

Built in 2021 by the highly regarded local developer Abel Homes, this exceptional semi-detached house offers a wonderful blend of high-specification finish, energy efficiency, and thoughtfully designed living space - ideal for modern lifestyles.

The accommodation includes two generous double bedrooms, with the principal bedroom benefitting from its own en-suite shower room, complemented by a stylish family bathroom. Downstairs, a spacious entrance hall sets the tone, giving access to a contemporary ground floor WC and a beautifully appointed kitchen, complete with Bosch integrated appliances. This seamlessly opens to a light-filled living/dining room, creating a sociable and flexible space for everyday living and entertaining. Energy efficiency and comfort have been thoughtfully prioritised, with features including triple glazing, zonal underfloor heating, and solar panels - making this not only a stylish home but a sustainable one too.



“an inviting and well-landscaped rear garden, which features two patio seating areas, a central lawn”



Overview

- **STYLISH OPEN-PLAN KITCHEN/LIVING/DINING SPACE**
- **BOSCH INTEGRATED APPLIANCES INCLUDED**
- **SPACIOUS ENTRANCE HALL AND GROUND FLOOR WC**
- **BEAUTIFULLY LANDSCAPED REAR GARDEN WITH TWO PATIOS**
- **TRIPLE GLAZED WINDOWS THROUGHOUT**
- **SOLAR PANELS FOR IMPROVED ENERGY EFFICIENCY**
- **ZONAL UNDERFLOOR HEATING ON THE GROUND FLOOR**





Location

Draper Way enjoys a prime position within Taverham, a sought-after suburb known for its peaceful setting and excellent local amenities. Popular with families and professionals alike, the area offers easy access to highly regarded schools, local shops, and a wealth of green spaces. Residents of Draper Way particularly benefit from a nearby woodland walk and children's play park, perfect for weekend strolls and outdoor enjoyment. While the neighbourhood offers a tranquil, community-focused environment, it's also just a short drive from Norwich city centre, with its wide array of shops, restaurants, and cultural attractions.

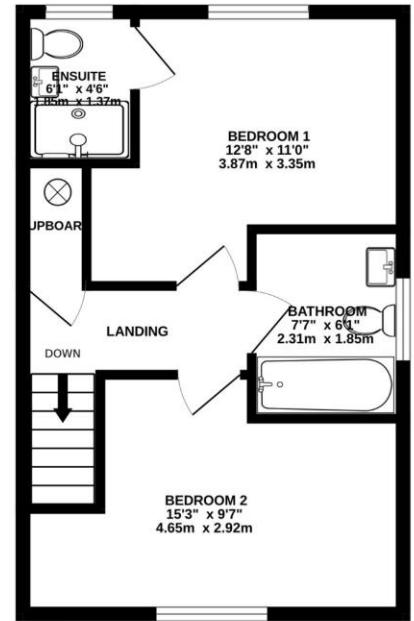


Outside

Outside, the current owners have taken great care to create an inviting and well-landscaped rear garden, which features two patio seating areas, a central lawn, and abundantly planted borders offering colour and privacy. To the side, there's a large single garage with an electric door, as well as a private driveway for two cars.

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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

Score	Energy rating	Current	Potential
92+	A	93 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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