

# propertyladder



## Paper Mill Lane, Taverham, NR8 6DQ

Stylish Three Bedroom Home By 2021 By Abel Homes!

**GUIDE PRICE £325,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# ECO LIVING MEETS MODERN LUXURY!

Step inside via a welcoming entrance hallway, finished with attractive tiled flooring, offering access to all principal rooms and a staircase to the first floor. A cloakroom/WC sits just off the hallway, complete with a modern two-piece suite and a front-facing window for natural light.

The heart of the home is the open-plan kitchen/breakfast room, fitted with premium integrated Bosch appliances and a sleek, contemporary finish. This space flows seamlessly into the generously sized sitting/dining room, which extends over 17 feet in length. Here, you'll find French doors opening out to the rear garden and a handy understairs storage cupboard.

Upstairs, there are three well-proportioned bedrooms, including a principal suite with a private en-suite shower room featuring a stylish three-piece suite. The family bathroom is equally well-appointed, offering a panelled bath with overhead shower, WC, and hand basin.



“The heart of the home is the open-plan kitchen/breakfast room, fitted with premium

integrated Bosch appliances”



## Overview

- A-rated energy performance with PV solar panels
- Triple glazed windows & ground floor underfloor heating
- Open-plan kitchen with integrated A-rated Bosch appliances
- Spacious 17'+ sitting/dining room with French doors
- Principal bedroom with en-suite shower room
- Landscaped front garden & generous southwest-facing rear garden
- Block-paved driveway with ample parking & EV charging point







## Location

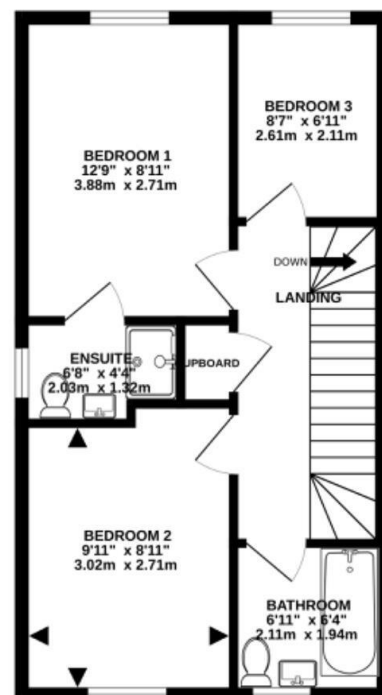
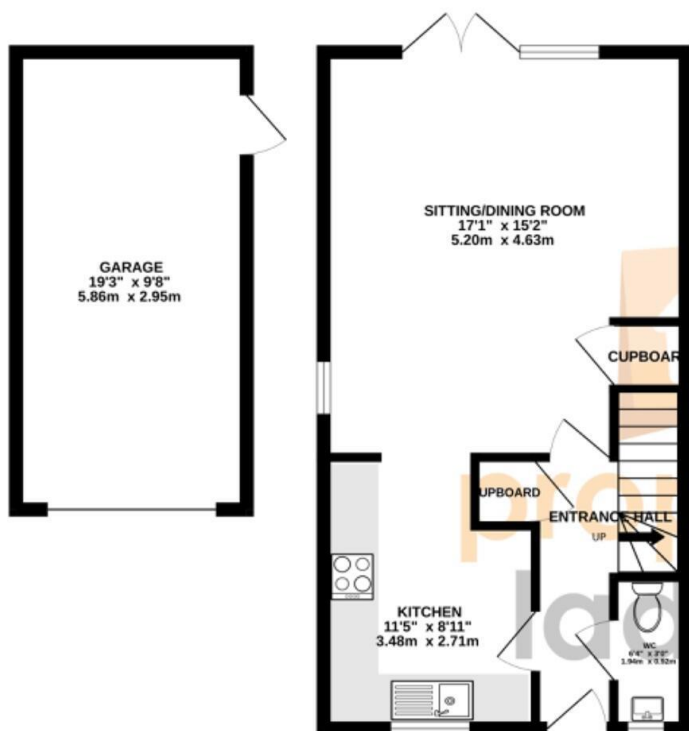
Located just six miles northwest of Norwich, Taverham is a thriving, family-friendly village offering an excellent mix of countryside charm and modern convenience. It boasts a range of local amenities including supermarkets, cafés, pubs, and independent shops, as well as reputable primary and secondary schools. Residents enjoy access to woodland walks, the River Wensum, and nearby Taverham Garden Centre. With strong transport links to Norwich city centre and the nearby Norfolk Broads, Taverham is ideal for commuters, families, and nature lovers alike.



## Outside

The property continues to impress. To the front, a landscaped garden with established flower and shrub beds creates an inviting approach. The block-paved driveway offers ample off-road parking, an electric vehicle charging point, and leads to a single garage with an up-and-over door. To the rear, a generous southwest-facing garden provides the ideal space for relaxing or entertaining on summer evenings. Fully enclosed with timber fencing, the garden features a lawned area and a paved patio seating area. Additional design details include sustainable cedar cladding, magnesium guttering/downpipes, and excellent eco credentials throughout.

GROUND FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

## Selling your home?

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BRITISH  
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