



69 Old Warren, Taverham
£230,000

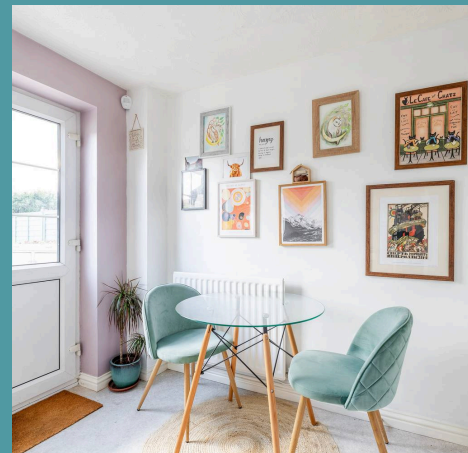
69 Old Warren

Taverham, Norwich

Walk into a home designed to make everyday living simple and enjoyable. Picture yourself relaxing in a sitting room ideal for cosy movie nights or fun gatherings with friends. Whip up your favourite meals in a kitchen designed for both quick breakfasts and slow Sunday dinners, then spill out into the garden to soak up some fresh air or fire up the barbecue. On weekends, you can enjoy a variety of cuisines from nearby food trucks that regularly pitch up close by, adding a fun twist to your local dining options. Upstairs, a partially boarded loft, bright, double bedroom and a clever home office space mean you've got room to sleep and work. A private garden space ideal for leisurely afternoons. With private off road parking with fitted home EV charger and local amenities within easy reach, this home offers a practical and comfortable base for your next chapter.

The Location

Located in the heart of Taverham, Old Warren offers unbeatable convenience with a small Tesco just a short walk away. For dining options, you'll find classic fish and chips and a Chinese takeaway close by, while regular visits from food trucks bring a tempting array of international flavours to explore on weekends. Nature lovers and dog walkers will appreciate nearby green spaces and the scenic Marriots Way, ideal for peaceful strolls or clearing your mind.





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Positioned in a popular Taverham setting, this semi-detached home is a brilliant choice for first-time buyers looking for something with comfort and charm. A neatly laid patio pathway leads you to the front door, setting a welcoming tone as you arrive.

Step into the hallway and flow straight into the sitting room, a space that feels instantly inviting. It's the perfect spot to relax or entertain, offering a warm and welcoming atmosphere with plenty of charm and comfort throughout.

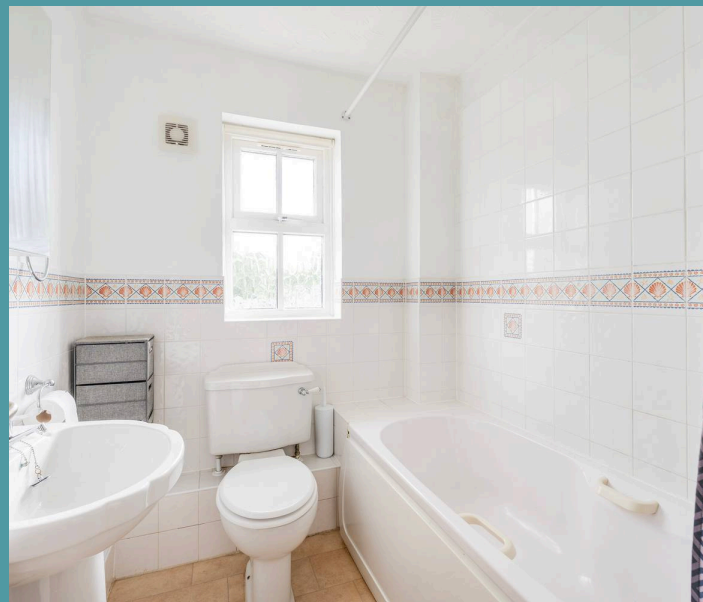
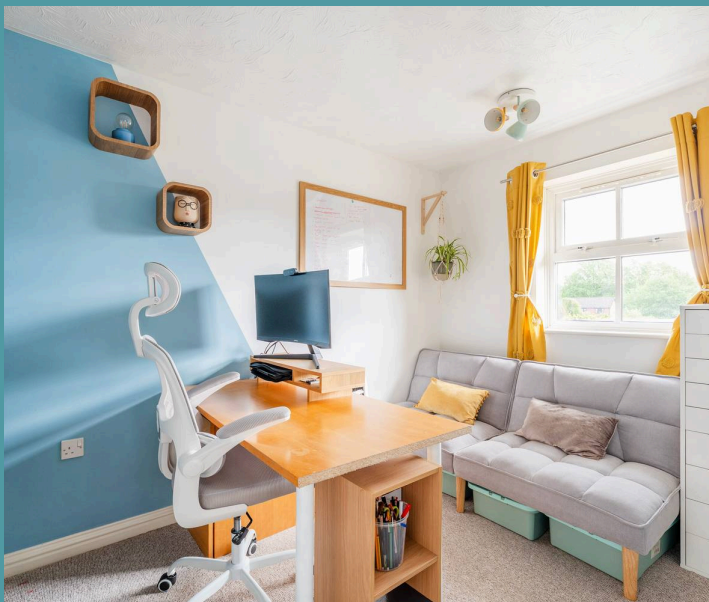
Through a single door lies the kitchen/diner, designed with practicality in mind. The U-shaped kitchen provides ample surface space, complemented by a tiled splashback and space for essential appliances. The dining area sits adjacent, offering a great setting for casual breakfasts or evening meals, and the understair cupboard provides handy extra storage. Another single door opens out to the rear garden, connecting the home to its outdoor space and inviting natural light into the room.

Upstairs offers two bedrooms and a centrally placed bathroom. The main bedroom boasts a double window aspect, allowing light to pour in, along with the welcome bonus of built-in storage and space for a double bed.

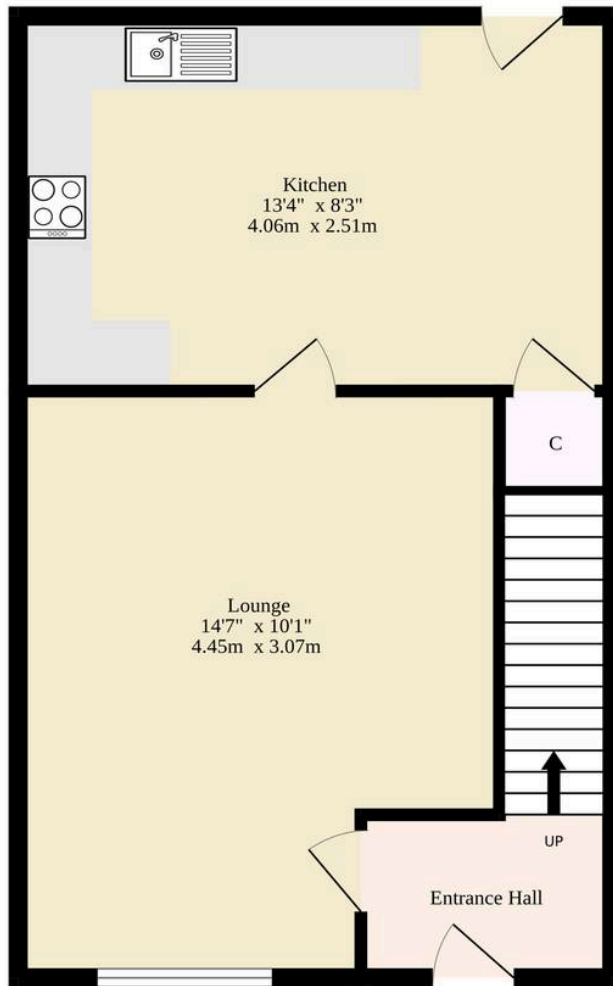
The second bedroom is currently used as a home office, offering a smart solution for anyone working remotely or needing a creative space. The bathroom is neat and functional, doing its job well with scope to personalise in future if desired.

Outside, the garden is private, well-kept and full of potential. A paved patio area gives you the perfect spot for outdoor seating, surrounded by a mix of mature shrubs that bring a touch of greenery.

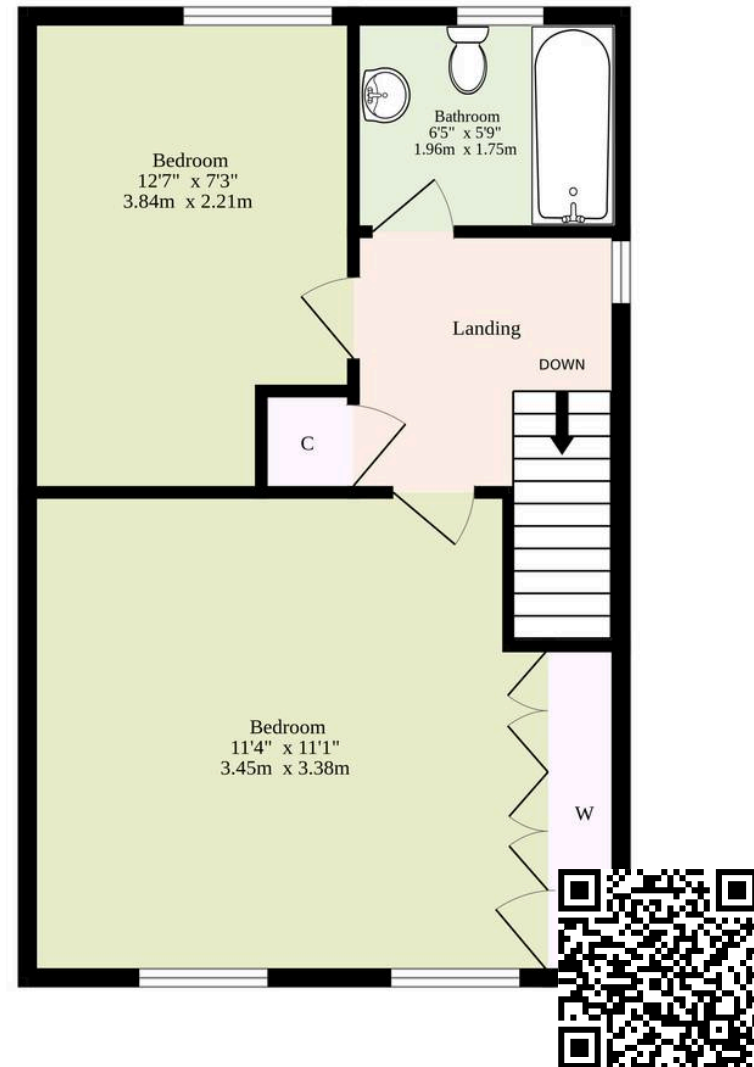
- Well-presented semi-detached home located in a sought-after area of Taverham, ideal for first-time buyers or small families.



Ground Floor
308 sq.ft. (28.6 sq.m.) approx.



1st Floor
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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