



1 The Drove, Taverham

Norwich



Minors & Brady



# 1 The Drove

Taverham, Norwich

Occupying an enviable corner plot, this well-presented semi-detached family home offers a spacious bay-fronted lounge with wooden flooring and a central fireplace, a light-filled kitchen and dining area with integrated appliances, and a bright conservatory extending the living space with French doors to the garden. The first floor provides three well-sized bedrooms, including the principal, with built-in wardrobes, alongside a modern family bathroom, while a convenient downstairs WC adds practicality. Outside, the generously sized enclosed garden is mainly laid to lawn with established planting, a patio seating area, and handy access from the garage, with a driveway also providing off-road parking. Situated in the sought-after village of Taverham, the property enjoys a strong community feel with excellent local amenities and well-regarded schools close by, making it an ideal family home.

## Location

The Drove is located in the desirable village of Taverham, around six miles northwest of Norwich, offering a convenient setting with a strong sense of community. The area benefits from a wide range of local amenities, including shops, supermarkets, pubs, cafés, and healthcare services, while schooling is well catered for with both primary and secondary options nearby. Leisure opportunities are plentiful with Taverham Garden Centre, sports clubs, and scenic walks along the River Wensum and the surrounding countryside all close at hand. Excellent road links via the A1067 and A1270 Northern Distributor Road provide easy access into Norwich city centre, the Norfolk Broads, and the coast, making Taverham a popular choice for families and professionals alike.



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Taverham, Norwich

## The Drove, Taverham

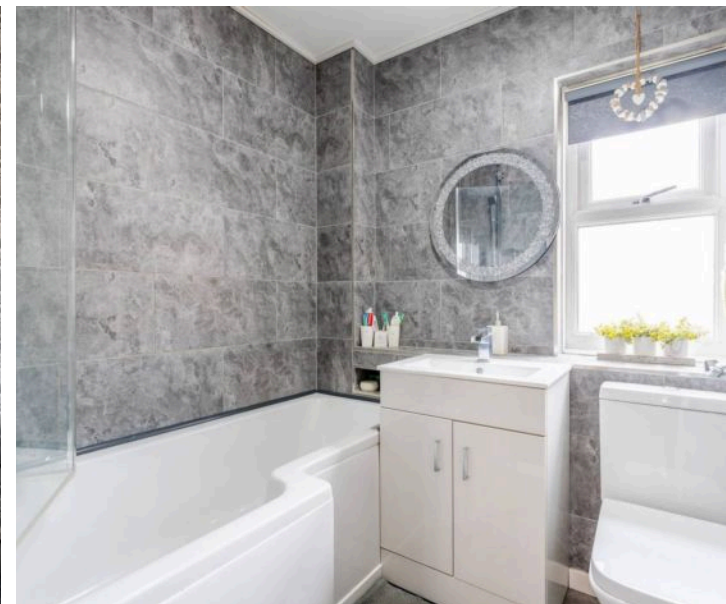
Entering through the porch, a conveniently placed WC offers a practical addition for busy family life. From here, step into the generous bay-fronted lounge, a light-filled room with wooden flooring underfoot and a central fireplace framed by a modern surround that naturally draws the eye. A floral feature wall adds a touch of character and contrast, creating a homely and inviting feel.

The kitchen continues the sense of light and space, neatly fitted with a range of wall and base units, complemented by a stylish tiled backsplash. Integrated appliances include a gas hob and twin ovens, with plumbing for a washing machine, practical tiled flooring, and ample space for dining.

Sliding doors open into the conservatory, a bright extension of the living space with views across the garden. French doors and an additional side door provide direct access outside, making this an ideal area for both everyday living and entertaining.

Upstairs, the landing benefits from a useful storage cupboard and leads to three well-sized bedrooms. The principal bedroom features built-in wardrobes with sliding doors and a tiled floor finish, while the remaining two rooms offer versatility as comfortable bedrooms or adaptable home offices.

The family bathroom is presented with a sleek, contemporary design, finished with full-height grey tiling, a panelled bath with overhead shower and glass screen, and a white vanity unit with inset basin and storage beneath, creating a smart and modern setting. Double glazing is fitted throughout the home.





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Outside, the property enjoys a generously sized and fully enclosed garden, laid mainly to lawn and complemented by established planting that adds colour and interest throughout the year. A generous patio area creates an ideal spot for dining and entertaining, while the overall design offers both privacy and charm. At the rear, a single garage and driveway provide off-road parking, with a door from the garage giving handy access into the garden, while to the front additional garden space adds kerb appeal.

## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

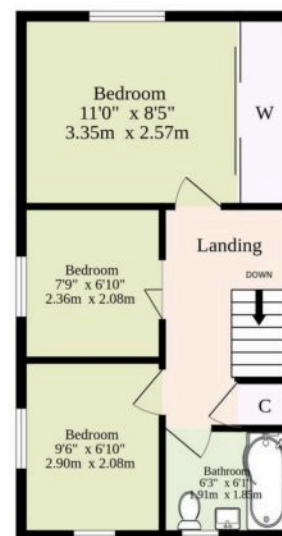
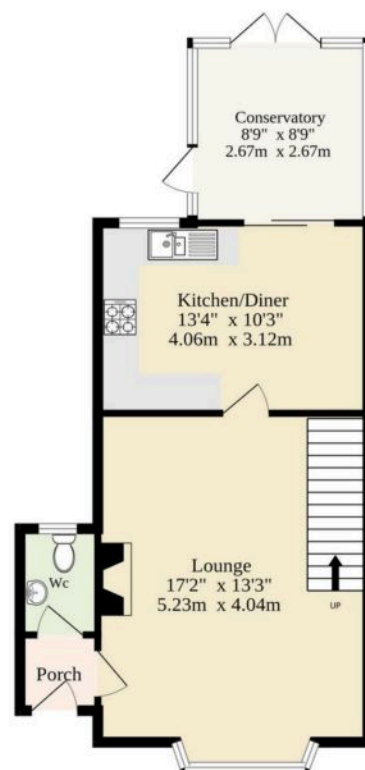
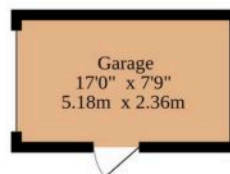
Council Tax Band- C



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Ground Floor  
685 sq.ft. (63.6 sq.m.) approx.

1st Floor  
303 sq.ft. (28.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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