



## 25 The Drove, Taverham

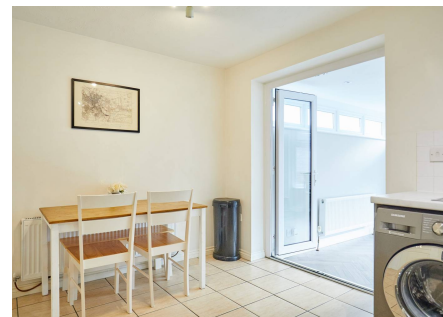
£280,000 Freehold

Enjoying a prime corner plot position, this impressive three-bedroom semi-detached house offers modern and spacious accommodation throughout, making it an ideal family home. Situated in a sought-after development, this property presents an exciting opportunity, alongside the convenience of a garage and driveway parking.



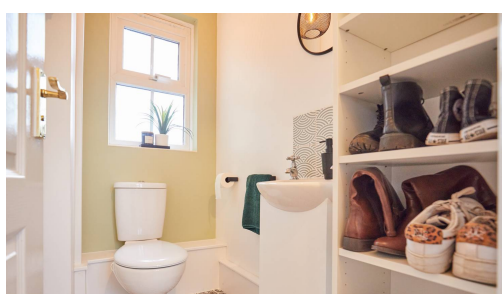
## Location

The Drove is located in the charming village of Taverham, nestled on the outskirts of Norwich. This desirable area offers a perfect blend of peaceful suburban living while being just a 20-minute drive from the vibrant city centre. Taverham is renowned for its family-friendly atmosphere, with highly-rated local schools, picturesque parks, and a variety of shops, cafes, and pubs nearby. Nature lovers will appreciate the proximity to the scenic River Wensum and Taverham Mill Nature Reserve, which are ideal for walks and outdoor activities. With excellent transport links, including easy access to the A47, this location offers convenience, tranquillity, and a strong sense of community.



## The Drove

Upon entering the home, you are greeted by a welcoming hallway leading to a convenient WC and a generously sized lounge featuring bay-fronted windows that flood the room with natural light. The lounge seamlessly flows into the open-plan kitchen/dining room, creating a perfect space for both casual family meals and entertaining guests.





The kitchen boasts a modern aesthetic and is equipped with contemporary fixtures and fittings, providing a stylish and functional area for culinary endeavours.

Further enhancing the living space is a sunlit conservatory, offering a tranquil retreat with double doors opening to the rear garden. Upstairs, the property comprises three well-proportioned bedrooms, offering comfortable accommodation for the whole family, along with a family bathroom for added convenience.

Adding versatility to the property, the garage has been cleverly converted into a dual-purpose space, accommodating both an office and workshop, catering to a variety of needs. The rear garden is laid to lawn, providing a private outdoor space to relax and unwind and provides access to the garage.

Conveniently located close to a range of local amenities, including shops, schools, and transport links, this property offers a desirable lifestyle for its residents. With the potential for further expansion on the corner plot, this property presents a unique opportunity to create a bespoke living space that meets individual requirements and preferences.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and gas.

Council Tax band: C

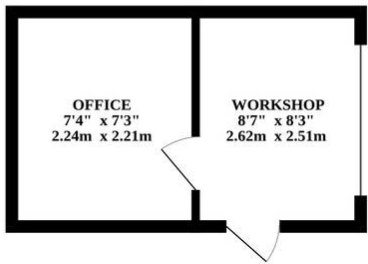
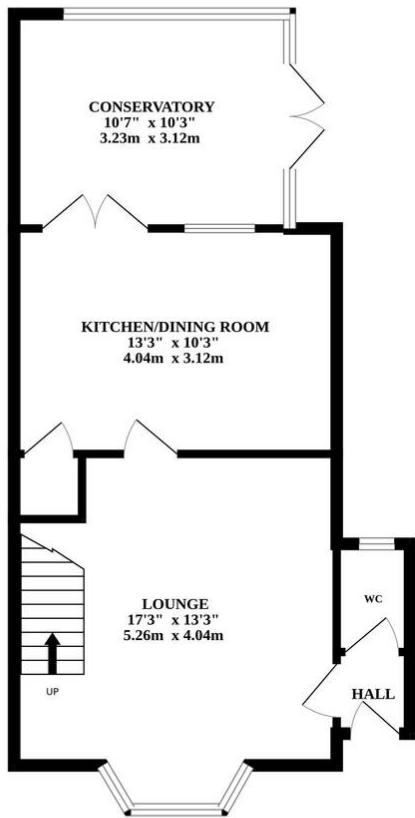
Tenure: Freehold

EPC Energy Efficiency Rating: C

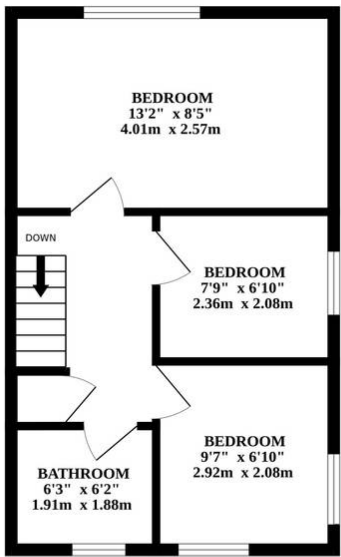
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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