



8 The Fallows, Taverham

Norwich



Minors & Brady

8 The Fallows

Taverham, Norwich

Situated within the highly regarded Thorpe Marriott location, this outstanding three-bedroom semi-detached home has been thoughtfully cared for and maintained to create a stylish, contemporary living environment. Beautifully presented throughout, the property offers a carefully designed semi-open plan layout, a stunning orangery addition and a south-facing rear garden, making it an ideal choice for buyers seeking a home that is ready to move straight into.

With off-road parking for three vehicles, gas central heating, UPVC double glazing and smooth skimmed ceilings, this is a property that combines comfort, practicality and modern design.



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- Must view three bedroom home within the highly sought after Thorpe Marriott area
- Contemporary interior finished to a high standard with no expense spared
- Semi open-plan living arrangement creating a bright and sociable ground floor layout
- Modern fitted kitchen and bathroom
- Stunning orangery with bi-fold doors opening onto the garden
- South-facing rear garden enjoying excellent natural light
- Off road parking for three vehicles
- Convenient access to excellent local amenities, well regarded schools and transport links

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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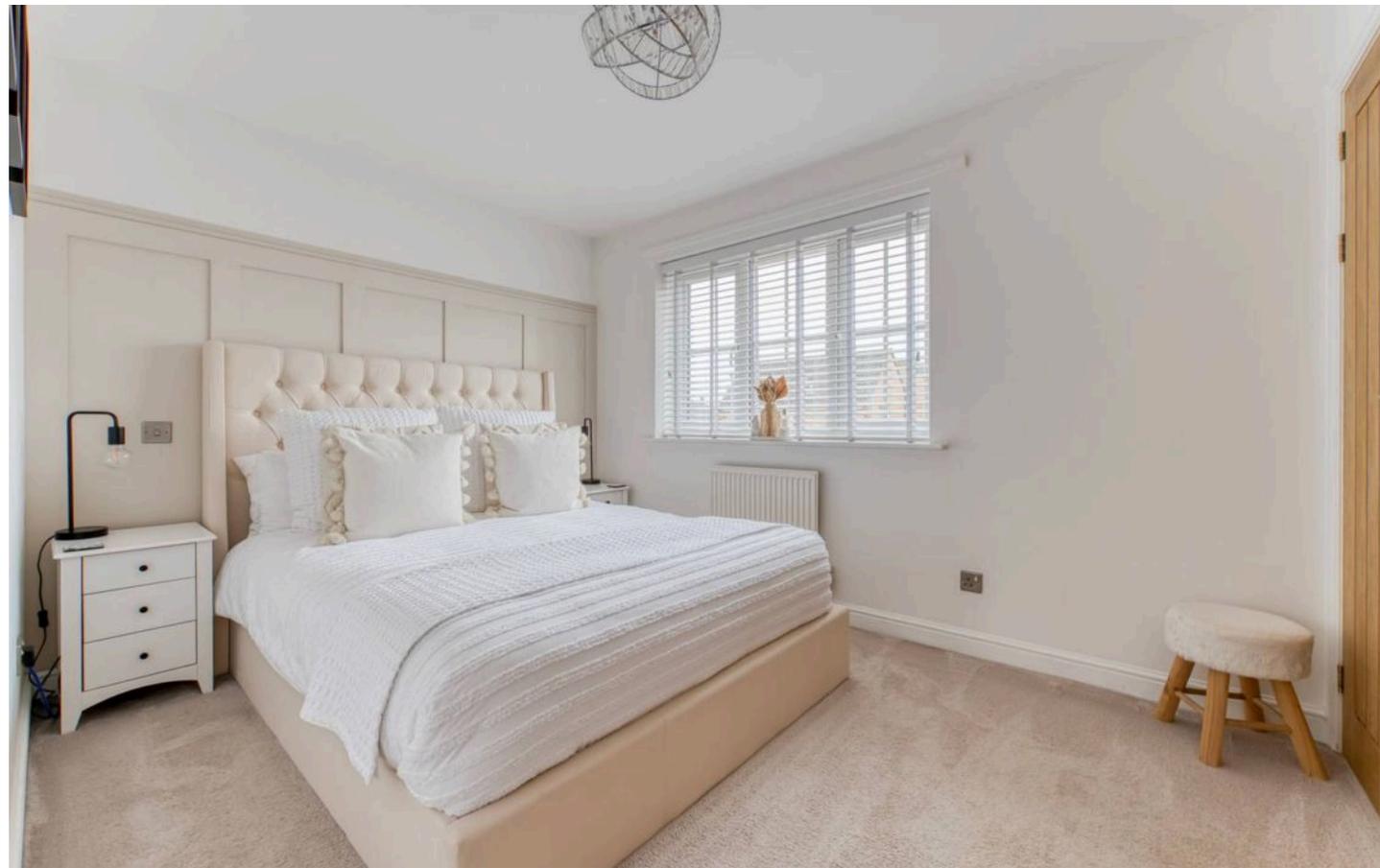
Location

The Fallows is positioned within a popular residential area of Taverham, a well-regarded village located to the north west of Norwich. Taverham offers a strong range of everyday amenities, including supermarkets, independent shops, cafés, medical facilities, and well-regarded schools, all within easy reach. The area is known for its access to green space, with nearby woodland walks, parks, and the Marriott's Way trail providing excellent opportunities for outdoor activity.

Regular bus services connect directly into Norwich city centre, while the nearby A1067 and Northern Distributor Road offer convenient road links for commuting and travel across the region. This location combines residential comfort with practical access to both countryside and city amenities.

The Fallows

The home begins with an entrance hall leading into a well presented living room positioned to the front aspect. This space forms part of the open plan ground floor arrangement, creating a natural flow into the kitchen and dining area. The kitchen features a range of modern wall and base units with integrated dishwasher, washing machine, fridge freezer and oven, alongside an induction hob with extractor over.



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A breakfast bar provides additional seating and workspace, while there is ample room for a dining table. Sliding doors connect the dining area to the orangery, enhancing the sense of space and light.

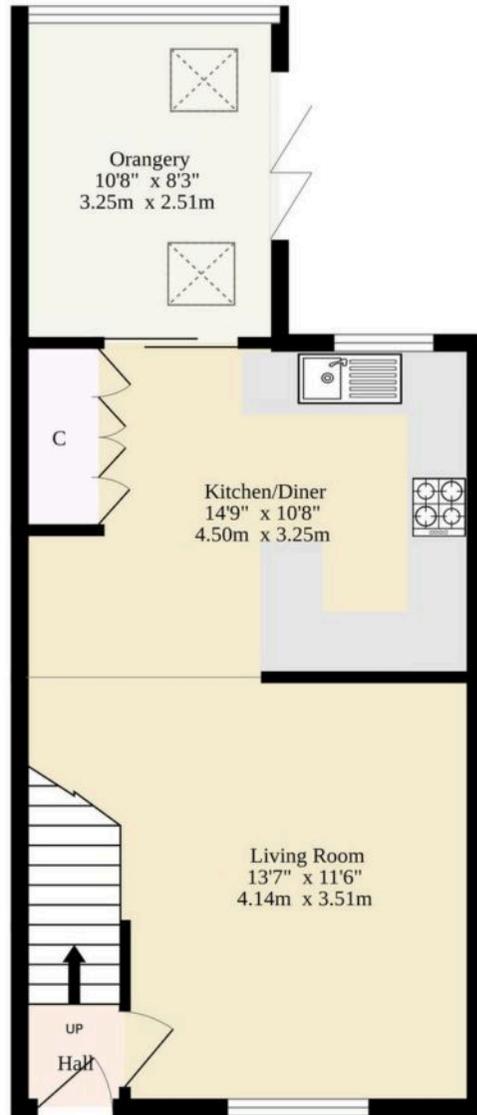
The orangery provides an impressive additional reception area. Designed with solar powered Velux windows and bi-fold doors opening onto the rear garden, it offers a bright and versatile space suitable for entertaining or everyday family use, with direct access to the south facing garden beyond.

Upstairs, the property offers three bedrooms. The principal bedroom overlooks the front and benefits from two built in wardrobes. The second bedroom is positioned to the rear, while the third bedroom, currently used as a study, also enjoys a rear aspect. The modern family bathroom comprises a bath with overhead shower, WC and vanity wash basin, finished in a contemporary style.

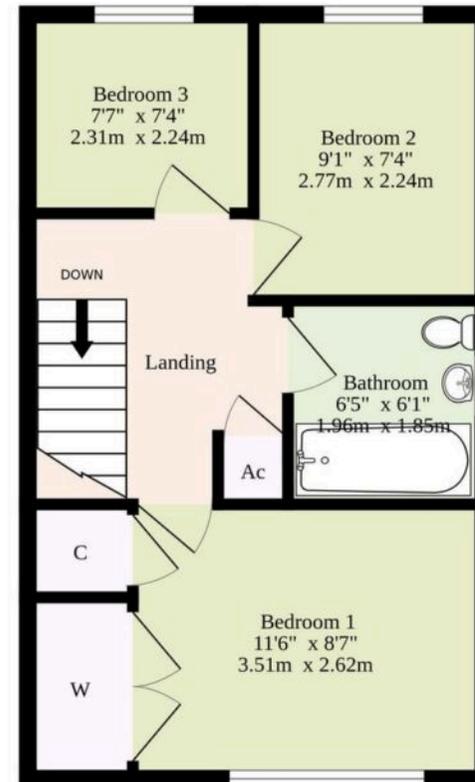
Externally, the front of the property provides off road parking and access to the rear garden. The south-facing garden has been beautifully landscaped and is enclosed by timber fencing, offering a good degree of privacy. It features a combination of patio and lawn areas with established planting, creating an attractive and practical outdoor space suited to both relaxation and entertaining.



Ground Floor
426 sq.ft. (39.6 sq.m.) approx.



1st Floor
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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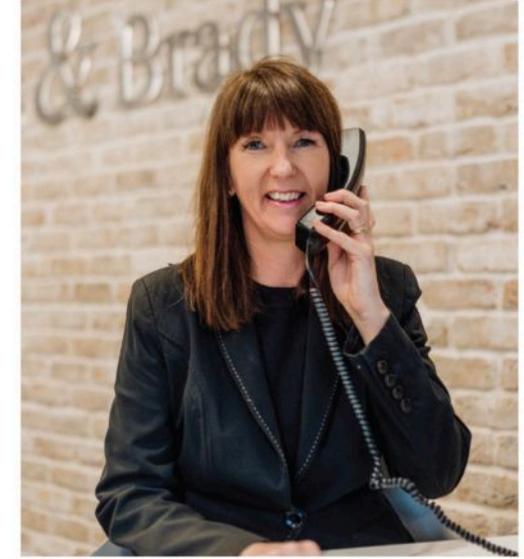
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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