



84 Laburnum Avenue, Taverham
Norwich

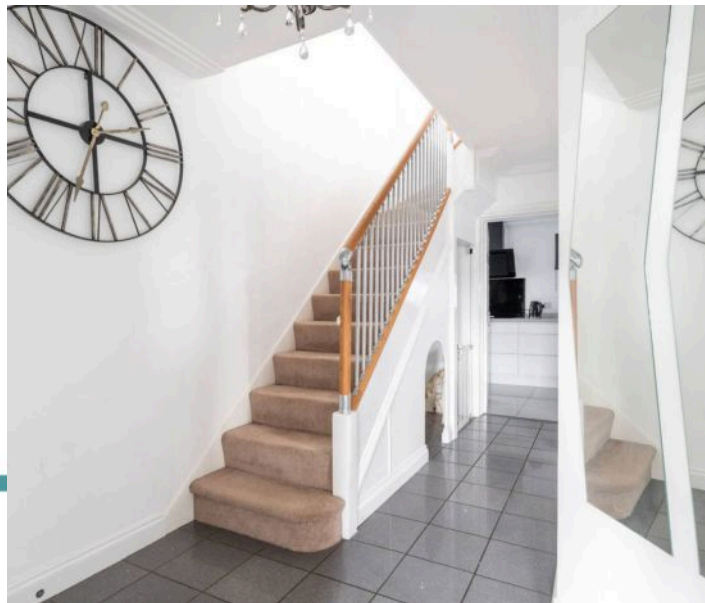


Minors & Brady

84 Laburnum Avenue

Taverham, Norwich

Life here is defined by space, light and effortless flow. Situated in the sought-after village of Taverham, this detached home offers a lifestyle tailored for modern family living, with generous, versatile rooms that work equally well for daily routines, social gatherings, and family meals. At its heart is an impressive 28ft kitchen/dining room, fully equipped with high-quality cabinetry, integrated appliances and practical provisions, seamlessly connecting to a bright conservatory that brings the garden in. Three comfortable bedrooms and a modern four-piece family bathroom provide both functionality and comfort, while the private, well-maintained garden with patio, lawn and outdoor tap invites outdoor living. A driveway, double garage with electric door, heating, power and lighting add practicality and potential, all set within easy reach of Taverham's local amenities, creating a home that combines contemporary living with the charm and convenience of village life.



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84 Laburnum Avenue

Taverham, Norwich

- Detached residence positioned on a generous-size plot within the Norfolk village of Taverham, close to local amenities
- Turn-key condition, showcasing a spacious and contemporary interior that can adapt to your families preferences and style
- Internal double doors opening into a light-filled living room, inviting relaxation and entertaining
- Heart of the home lies within the stunning kitchen/dining room, creating an effortless flow for everyday living and hosting loved ones
- Kitchen equipped with high-quality cabinetry, an integrated oven, an induction hob, a dishwasher, fridge/freezer, tall larder cupboards and plumbing for a washing machine
- Large conservatory that extends the reception space, offering panoramic views of the garden
- Three bedrooms offering comfort and privacy, one with built-in wardrobes for personal items
- Family bathroom comprising of a modern four-piece suite, including a separate bathtub and shower cubicle
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and a storage unit
- A driveway providing ample off-road parking and a double garage for storage options, with the potential to convert (stpp)



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Location

Laburnum Avenue is located in the established residential area of Taverham, a village on the north-western edge of Norwich. Daily essentials are available nearby at small shops along Victoria Road and Fakenham Road, including a convenience store, local takeaway options, and a petrol station, while larger supermarkets are a short drive away.

For families, the area is well served by schools. Nightingale Infant & Nursery School and Taverham VC CE Junior School are within easy walking or cycling distance, and Taverham High School provides secondary education. For those considering independent schooling, Langley Preparatory School at Taverham Hall is also nearby.

Transport links are convenient for commuters: regular bus services connect Taverham to Norwich city centre, typically taking 20–30 minutes. For rail travel, Norwich railway station is the nearest, providing regional and national connections. The village is also easily accessed by car via the A47 and surrounding roads.

The lifestyle in and around Laburnum Avenue blends village community with access to city amenities. Residents benefit from local parks, recreational spaces, and sports facilities, while the surrounding countryside along the River Wensum offers opportunities for walking and cycling. The combination of quiet streets, good schools, and accessible transport makes Laburnum Avenue appealing to families, professionals, and those seeking a balanced, semi-rural lifestyle.



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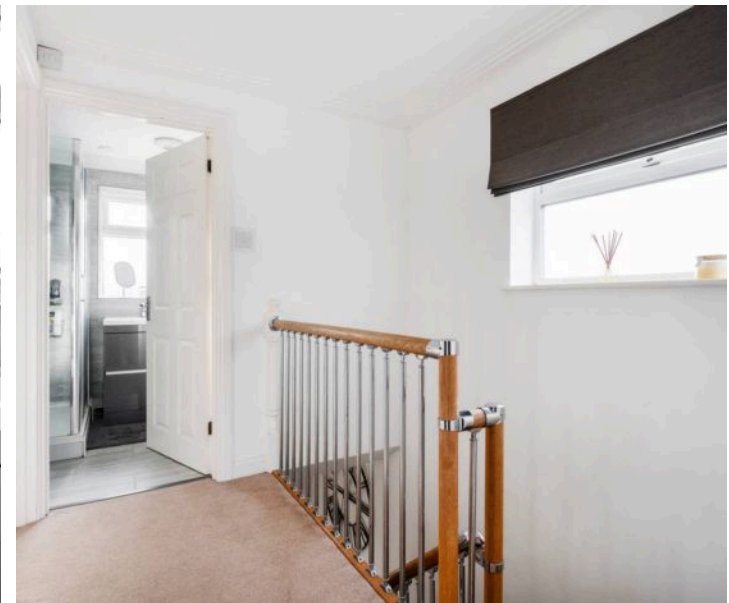
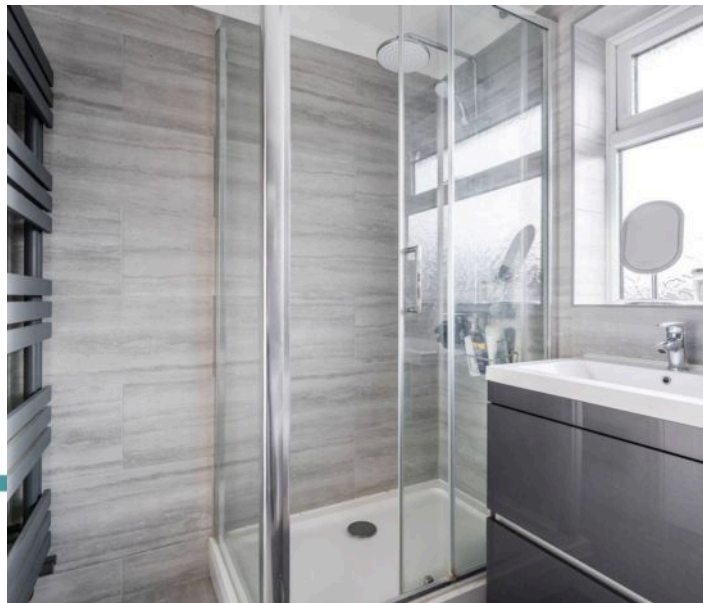
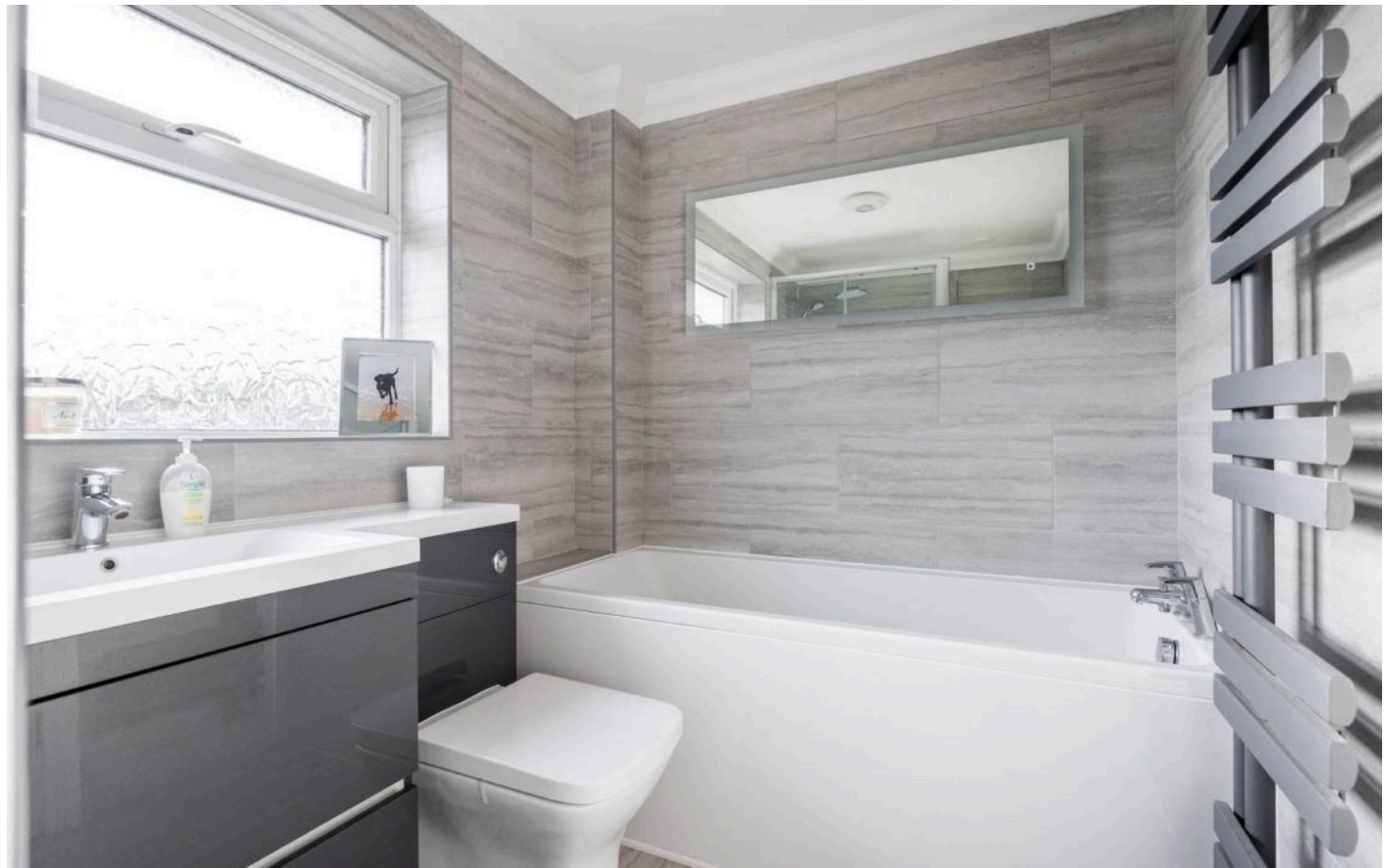
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Set within the popular Norfolk village of Taverham, this detached home sits comfortably on a generous plot, just a short stroll from everyday amenities and well placed for village life. From the outset, the house feels considered and calm, a turn-key property with a contemporary interior that's ready to adapt to the rhythms, preferences and style of a modern family.

The welcoming entrance hall sets the tone: bright, airy and practical, with a convenient WC tucked neatly away. Internal double doors lead through to a light-filled living room, a space that naturally lends itself to both quiet evenings and relaxed entertaining.

At the heart of the home is the impressive 28ft kitchen/dining room, designed for connection and ease. High-quality cabinetry is paired with an integrated oven, induction hob, dishwasher, fridge/freezer, tall larder cupboards and plumbing for a washing machine, creating a space that works just as well for weekday routines as it does for gathering friends and family. Beyond, a large conservatory extends the reception space, drawing in garden views and offering a gentle link between indoors and out.



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Upstairs, three well-balanced bedrooms provide comfort and privacy, one benefitting from built-in wardrobes to keep everyday life uncluttered. The family bathroom is finished with a modern four-piece suite, including a separate bathtub and shower cubicle, ideal for both slow mornings and busy starts.

Outside, the private rear garden is thoughtfully maintained, with a patio for seating, a lawn for play or planting, a useful storage unit, and the practical addition of an outdoor tap. To the front, a driveway provides ample off-road parking alongside a double garage with an electric door, as well as heating, power and lighting, offering excellent storage, workshop space or future potential for conversion, subject to planning.

Altogether, this is a home that blends space, light and practicality with the understated appeal of village living, ready to be enjoyed from day one, yet offering scope to grow and evolve over time.

Agents Notes

- Freehold
- Connected to all mains services.
- Solar panels.

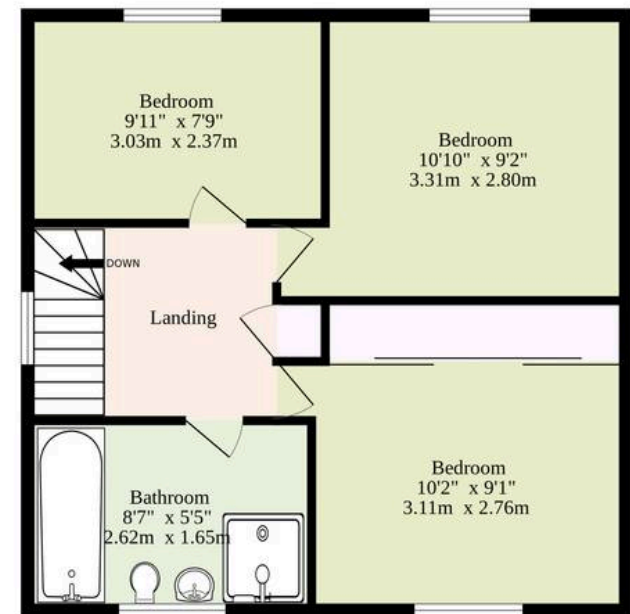


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
829 sq.ft. (77.0 sq.m.) approx.



1st Floor
365 sq.ft. (33.9 sq.m.) approx.



Sqft Excludes The Garage.

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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*



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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