



95 Nightingale Drive, Taverham

Norwich



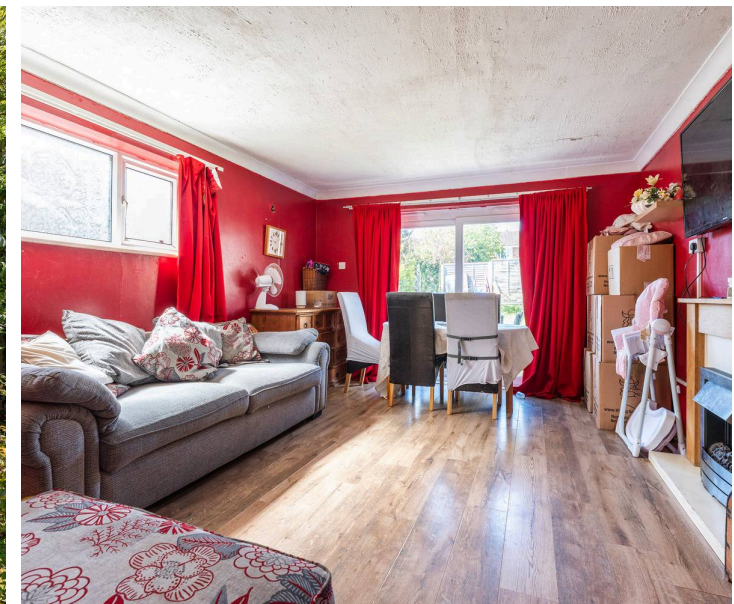
£340,000  
Minors & Brady

# 95 Nightingale Drive

Taverham, Norwich

Occupying a desirable position on the highly sought-after Nightingale Drive in Taverham, this four-bedroom detached home presents an excellent opportunity for purchasers keen to modernise and personalise a property to suit their own tastes. The accommodation is generously proportioned throughout and offers a practical, family-friendly layout with flexibility to adapt as needs change.

- Excellent opportunity for modernisation and personalisation throughout
- Two generous reception spaces offering flexible living arrangements
- Practical layout well suited to family life and changing needs
- Four true double bedrooms providing ample accommodation
- Enclosed rear garden mainly laid to lawn with a good degree of privacy
- Single garage positioned to the rear for parking or additional storage
- Peaceful, well-established neighbourhood popular with families
- Convenient access to local schools, amenities and transport links



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Taverham, Norwich

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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## Location

Taverham is a highly regarded village located to the north-west of Norwich, known for its strong community feel and excellent local amenities. The area offers a range of schooling options, village shops, public houses and recreational facilities, all set against a backdrop of open countryside and river walks.

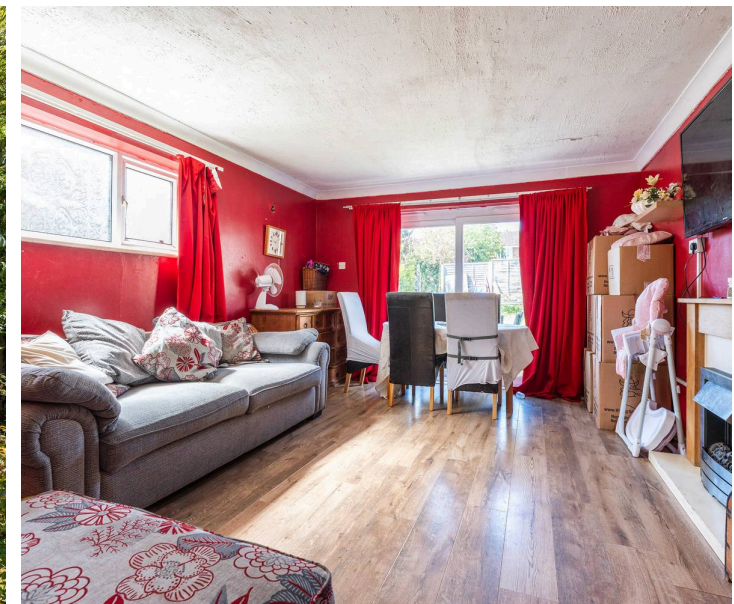
Regular bus routes and nearby road links provide easy access into Norwich city centre, making Taverham a popular choice for families and commuters alike seeking a balance between village living and city convenience.

## The Property

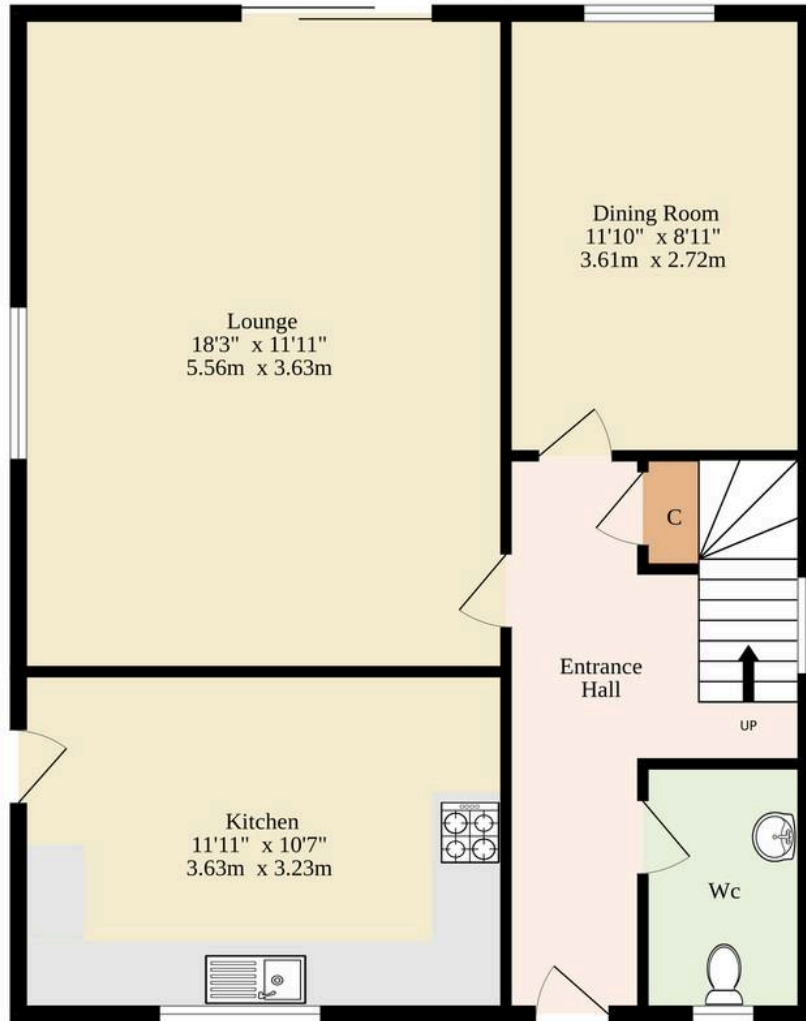
The ground floor is arranged around a welcoming entrance hall, providing access to a fitted kitchen, a cloakroom and two well-sized reception spaces. These living areas offer versatility for everyday family living, entertaining or home working, with good natural light and views over the gardens enhancing the overall sense of space.

To the first floor, the property benefits from four genuine double bedrooms, making it an ideal option for families or those requiring additional accommodation for guests. A family bathroom serves the upper level, completing the internal layout.

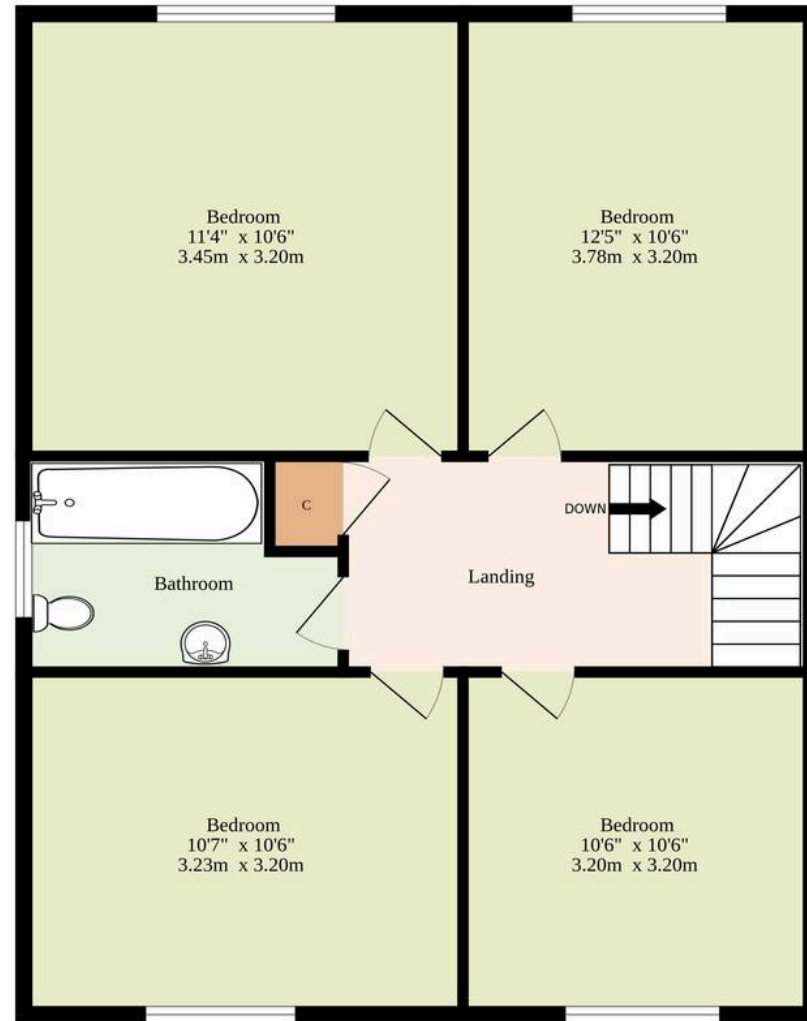
Outside, the property is approached via a lawned front garden, creating an attractive first impression. The rear garden is also



**Ground Floor**  
543 sq.ft. (50.4 sq.m.) approx.



**1st Floor**  
607 sq.ft. (56.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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