



21 Castle Rise, Taverham

Norwich



Minors & Brady

## 21 Castle Rise

Taverham, Norwich

This attractive two-bedroom home is set within the highly regarded Thorpe Marriott area of Taverham and offers well-balanced accommodation suited to a range of buyers. The ground floor features a welcoming sitting room and a neatly arranged kitchen, which benefits from recent upgrades and provides direct access to the rear garden. Upstairs, there are two bedrooms, including a particularly light main bedroom, along with a modernised shower room. Outside, the property boasts a generous garden combining patio and lawn, ideal for both relaxation and entertaining. Off-road parking adds everyday convenience, while recent improvements to windows, doors, and internal fittings enhance comfort throughout. With versatile living space, contemporary touches, and a desirable residential location, this home is ready for immediate enjoyment.

- Sought-after Thorpe Marriott location in Taverham
- Well-presented two-bedroom home
- Off-road parking for added convenience
- Bright and comfortable sitting room
- Modern U-shaped kitchen with recently installed oven
- Direct access from kitchen to the rear garden
- Two first-floor bedrooms with flexible use options
- Recently improved shower room with new enclosure
- Generous rear garden with patio and lawn areas
- Recently installed windows and doors throughout



## The Location

Situated in the popular Thorpe Marriott area, the property enjoys a highly convenient and well-connected setting with a wide range of amenities accessible on foot or within a short drive. Everyday essentials are close at hand, including a Tesco Express within walking distance, alongside local services such as Rovella Hair, a traditional fish and chip shop, a Chinese takeaway and the well-regarded Old Mill, offering a relaxed spot for food and drinks nearby. A well-regarded garden centre is also located close by, ideal for gardening enthusiasts and those seeking seasonal plants, homewares and café facilities.

The area is well suited to those who enjoy the outdoors, with two recreational parks within walking distance, ideal for dog walking, exercise, and family time. In addition, Marriott's Way is easily accessible and offers scenic walking and cycling trails, particularly popular during the summer months, providing a pleasant rural escape and green route connection while remaining close to local amenities. For broader village amenities, Drayton is just a short drive away and offers an additional Tesco supermarket along with two popular pubs, The Cock Inn and The Red Lion, the latter noted for its welcoming atmosphere and attractive outdoor seating area.

Thorpe Marriott benefits from regular bus services providing direct links into Norwich city centre, making it an excellent choice for commuters and those wishing to enjoy city amenities without being in a central location. Road users will appreciate quick access to the Northern Distributor Road (NDR), allowing efficient travel around the city and onward to the coast or trunk routes.



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Families are well catered for with a range of schooling options nearby, including nursery, primary, and secondary schools, all within reasonable travelling distance. The area is also well supported by essential services, including local doctors' surgeries, dental practices, and veterinary clinics within easy reach, making it particularly practical for pet owners. Fuel stations, additional retail outlets, and further service options can be found within a short drive, enhancing the overall convenience of the location. Overall, this is a well-established and convenient residential area, combining everyday amenities, green spaces, transport connections, and village-style community access, making it a popular and practical choice for a wide range of buyers.

### Castle Rise, Taverham

This well-presented two-bedroom home is located in the popular Thorpe Marriott area of Taverham, offering a practical layout, modern improvements, and generous outdoor space, making it well suited to first-time buyers, downsizers, or those seeking a home office option.

The property benefits from off-road parking, providing convenient and secure parking. Upon entering, you are welcomed into a comfortable sitting room, offering a bright and versatile living space with room for seating and additional furniture, ideal for everyday living and relaxation.



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To the rear of the property is a U-shaped kitchen, designed to make efficient use of space while offering ample worktop and storage. The kitchen provides space for appliances and has recently benefited from the installation of a new oven, enhancing both functionality and presentation. Rear access from the kitchen leads directly out to the garden, making it practical for outdoor dining, entertaining, or everyday use.

Upstairs, the accommodation includes two bedrooms. The main bedroom is positioned to the front of the property and features two windows, allowing plenty of natural light and creating a bright, airy feel. The second bedroom overlooks the rear and is smaller in size, making it ideal as a single bedroom, home office, or study, offering flexibility depending on lifestyle needs.

The property is served by a shower room, which has been recently improved with a newly installed shower enclosure, providing a modern and refreshed finish.

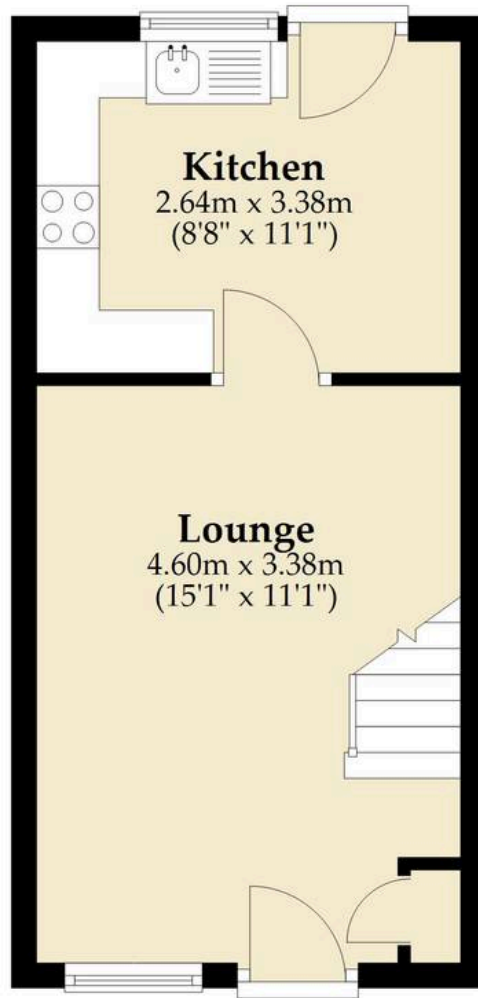
Externally, the home enjoys a large outdoor space, attractively laid out with a combination of patio and lawn. This generous garden offers plenty of room for outdoor seating, entertaining, gardening, or relaxing in warmer months, while remaining manageable for upkeep.

Additional benefits include recently installed windows and doors, contributing to improved comfort and efficiency, as well as the recent internal upgrades, making this a well-maintained and ready-to-move-into home.



## Ground Floor

Approx. 24.8 sq. metres (266.8 sq. feet)



## First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 sq. feet)

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.

Plan produced using PlanUp.

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