



2 Limetree Court, Taverham

Norwich



Minors & Brady

2 Limetree Court

Taverham, Norwich

An exceptional family home combining generous living space, modern finishes and a sought-after cul-de-sac setting. This beautifully presented four-bedroom detached property offers bright and versatile accommodation, perfectly suited to modern family life. At the heart of the home is a stylish kitchen/dining room complemented by a spacious utility room, whilst the sitting room and adjoining garden room provide excellent areas for both relaxation and entertaining. Upstairs, three generous double bedrooms, including a principal bedroom with en-suite, are accompanied by a fourth bedroom ideal for a child, guest room or home office. Outside, the south-facing garden offers a wonderful space to enjoy throughout the day, alongside excellent storage and a private driveway with EV charging. Situated within a highly regarded, family-friendly area close to local schools and amenities, this is a home designed to grow with you for years to come.

- Stylish four-bedroom detached home in a sought-after cul-de-sac setting
- Beautifully presented interiors with bright and versatile living spaces
- Stunning kitchen/dining room designed for modern family life
- Generous utility room offering exceptional practicality and storage
- Spacious sitting room with feature wood-burning stove
- Versatile garden room overlooking the rear garden
- Three well-proportioned double bedrooms plus a fourth flexible bedroom
- Principal bedroom with private en-suite shower room
- South-facing rear garden ideal for relaxing and entertaining
- EV charging point, private driveway parking and excellent outside storage facilities





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In the heart of Taverham, this home enjoys a setting that balances everyday ease with village charm. A short distance brings you to a convenient Tesco, while nearby fish and chips, a Chinese takeaway, and regular visits from local food trucks add welcome variety to mealtimes. Families will find life made simple, with schools for all ages close at hand, including Taverham High School within walking distance, as well as supermarkets such as Lidl for everyday essentials.

Local services, including a dentist, doctors' surgery, fuel station, and even a garden centre, all contribute to the area's thoughtful convenience. For those exploring, ascend down Sandy Lane to discover Langley Prep School, or pause to visit the Highland cows, a newly found local favourite that delights both children and adults alike.

Nature lovers will appreciate the nearby green spaces and the scenic Marriotts Way, offering peaceful routes for walking, cycling, or simply clearing the mind. The neighbourhood itself is well lit, making evening strolls both comfortable and reassuring. Everyday moments are enhanced by a sense of community, whether it's coffee with friends at the local café, a relaxed takeaway from Domino's, a haircut at Rovella Hair in Thorpe Marriott, or an active afternoon at PACE Padel, a fantastic local destination for one of the country's fastest-growing sports.

When it comes to unwinding, characterful pubs such as The Red Lion and The Cock in Drayton are just minutes away, offering warm hospitality in timeless settings. And down the winding Ringland road a little further, you'll reach Longwater and the A47, with the newly opened Norfolk Food Hall providing a showcase of local produce and flavours.

Travel, too, is effortlessly simple, with a bus stop just outside the home providing regular links into Norwich in around 20 minutes. For those venturing further afield, the NDR ensures swift connections to Norwich Airport and surrounding areas including Hellesdon.

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This stylish and beautifully presented four-bedroom detached home enjoys an enviable position within a quiet cul-de-sac, offering a wonderful balance of space, practicality and modern family living. Situated within a highly regarded and family-oriented area, with local schools nearby, the property is perfectly suited to growing families seeking generous accommodation in a peaceful setting.

Stepping inside, the ground floor immediately impresses with its bright and airy feel. The sitting room provides a welcoming space to relax and unwind, enhanced by a charming wood-burning stove that creates a cosy focal point during the cooler months. Flowing seamlessly from the main living accommodation, the garden room offers additional versatile reception space and enjoys views over the rear garden, making it ideal as a reading room, playroom, home office or additional entertaining area.

At the heart of the home is the impressive kitchen and dining room, thoughtfully designed to bring together style and practicality. With generous worktop space, contemporary cabinetry and ample room for dining, this is a fantastic space for both everyday family life and hosting guests.

Complementing the kitchen is a particularly spacious utility room, providing excellent additional storage and space for laundry appliances, helping to keep the main living areas clutter-free.



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A convenient cloakroom completes the ground-floor accommodation. The first floor continues to impress with four well-proportioned bedrooms, including three generous double bedrooms that provide comfortable accommodation for family members and guests alike. The fourth bedroom offers flexibility as a nursery, dressing room or home office if required. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the south-facing rear garden is a standout feature, providing a wonderful setting to enjoy the sunshine throughout the day. Designed with relaxation and entertaining in mind, the garden offers a good degree of privacy, attractive seating areas and ample space for outdoor dining, family activities and summer gatherings.

A substantial brick-built storage area with power and lighting, a separate wood store and further storage space within the garage provide excellent practicality.

To the front, a double-width driveway provides ample off-road parking and benefits from an EV charging point, catering perfectly to modern lifestyles. With additional scope to increase parking if desired, this exceptional home combines spacious accommodation, versatile living areas, excellent storage, energy-conscious features and a sought-after family-friendly location, making it a superb opportunity for a wide range of buyers.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 790.1 sq. feet



First Floor

Approx. 601.4 sq. feet



Total area: approx. 1391.5 sq. feet

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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.

Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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