



21 Nightingale Drive, Taverham
Minors & Brady



21 Nightingale Drive

Taverham, Norwich

A superb opportunity to acquire a ground floor apartment in the popular village of Taverham, benefiting from a recently fitted kitchen and private balcony. The property offers a generous lounge, modern kitchen/breakfast room, double bedroom with fitted wardrobes and a bathroom. French doors from the lounge open onto a private outdoor seating area, adding to the appeal of the accommodation. Further benefits include excellent storage, with both an external storage cupboard and an additional brick-built store. Residents have access to communal parking facilities, with the current owner advising that a permit is included within the ground rent and maintenance charges, subject to verification. Conveniently located close to local amenities, transport links and green spaces, this property would make an ideal first home, investment or downsize purchase.

- Ground floor apartment with private outdoor balcony space
- Recently fitted kitchen/breakfast room
- Bright and generous lounge with French doors
- Private balcony ideal for relaxing outdoors
- Well-proportioned double bedroom with fitted wardrobes
- Excellent storage throughout, including external store
- Private brick-built storage cupboard
- Access to a communal courtyard area
- Communal parking available (permit included, subject to verification)
- Sought-after Taverham location close to amenities, green spaces and bus routes





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The Location

Taverham is a highly regarded village situated to the north-west of Norwich, offering a strong sense of community alongside a wide range of everyday amenities. This particular area of Taverham enjoys a quieter residential setting, making it especially appealing to families, professionals and those looking to enjoy village life while remaining well connected.

Within walking distance are a number of useful local facilities, including the village hall, library, doctor's surgery, dental practice, bus stops and a variety of green open spaces. Residents can also enjoy nearby parks and recreational areas, providing excellent opportunities for walking, outdoor exercise and family activities.

For day-to-day shopping, there is a local One Stop convenience store within easy reach, while Tesco is available either on foot or via a short drive. A garden centre, Lidl supermarket and additional retail facilities can also be found nearby, ensuring all essential amenities are close at hand.

The village benefits from a selection of local shops, schools, public houses and leisure facilities, all complemented by attractive countryside surroundings and riverside walks.

Excellent transport links further enhance the area's appeal, with easy access via Ringland Road and Longwater Lane to the A47 and the Longwater Retail Park. Regular bus services and convenient road connections provide a straightforward journey into Norwich city centre, whether travelling by car or public transport, making Taverham a popular choice for those seeking a balance between village living and city convenience.



M&B



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Taverham, Norwich

Nightingale Drive, Taverham

This spacious ground floor apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike. Rarely available and well positioned within the popular village of Taverham, the property offers comfortable and practical accommodation throughout, together with the added benefit of outdoor space and useful storage facilities.

The accommodation is accessed via a welcoming entrance hallway, complete with a built-in storage cupboard and doors leading to all principal rooms. A particular highlight of the property is the recently fitted kitchen/breakfast room, which provides a fresh and modern space for cooking and dining. Fitted with a range of wall and base units, the kitchen offers excellent storage and workspace, making it a significant enhancement to the property and a real selling point for prospective purchasers.

The generous lounge is bright and well proportioned, providing ample space for both sitting and dining furniture. French doors open directly onto a private balcony area, creating an attractive outdoor space in which to relax and enjoy the surroundings while benefiting from the convenience of ground floor living.

The double bedroom is a comfortable size and benefits from fitted wardrobes, providing useful built-in storage. Completing the accommodation is the bathroom, fitted with a suite comprising a bath, wash hand basin and WC.



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Externally, the property enjoys access to a communal courtyard area and further benefits from a substantial storage cupboard located adjacent to the entrance, housing the wall-mounted combination boiler and offering valuable additional storage space. There is also a private brick-built storage cupboard within the courtyard, ideal for bicycles, outdoor equipment or seasonal items.

Residents also benefit from access to communal parking facilities. Please note that there is no allocated parking space included with the property. The current owner advises that a parking permit is provided as part of the ground rent and maintenance arrangements; however, purchasers are advised to verify the availability, terms and any associated rights with their solicitor prior to exchange of contracts.

Agent's Note

This property is being sold leasehold with approximately 89 years remaining on the lease.

Ground rent and maintenance charges: £86 per month.

The property is connected to **mains water, electricity, gas, and drainage.**



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Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 43.7 sq. metres (470.8 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.

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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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