



15 St. Edmunds Rise, Taverham

Minors & Brady



# 15 St. Edmunds Rise

Taverham, Norwich

Generous living, extensive parking and a private garden setting come together in this impressive detached bungalow on a substantial Taverham plot. Offering over 1,170 sq. ft. of accommodation, the property features three double bedrooms, driveway parking for up to seven vehicles and a private, non-overlooked rear garden. Air conditioning serves two bedrooms and the spacious sitting room, while a generous kitchen/dining room and conservatory provide excellent living and entertaining space. Recent improvements include a stylishly refitted bathroom and new radiators throughout. Complete with mature gardens and a workshop, this is a fantastic home suited to a variety of buyers seeking spacious and practical village living.

- Detached three-bedroom bungalow offering over 1,170 sq. ft. of versatile single-storey living
- Three genuine double bedrooms, ideal for families, visiting guests or those requiring home office space
- Extensive driveway parking for 6-7 vehicles, complemented by a useful covered car port
- Private, non-overlooked rear garden with mature planting, lawned areas and a raised patio for outdoor entertaining
- Spacious 20ft sitting room with air conditioning and direct access to the conservatory
- Generous kitchen/dining room providing ample storage, integrated appliances and excellent space for everyday living
- Air conditioning installed to the sitting room and two bedrooms for year-round comfort
- Recently refitted contemporary bathroom and new radiators throughout, enhancing both comfort and presentation



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## The Location

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 especially simple, with schools for all ages close at hand, including Taverham Junior School located directly opposite the property, making the school run effortless for those with children, whilst Taverham High School is also within walking distance. Everyday essentials are well catered for, with Lidl and a One Stop convenience store within walking distance for quick shopping trips.

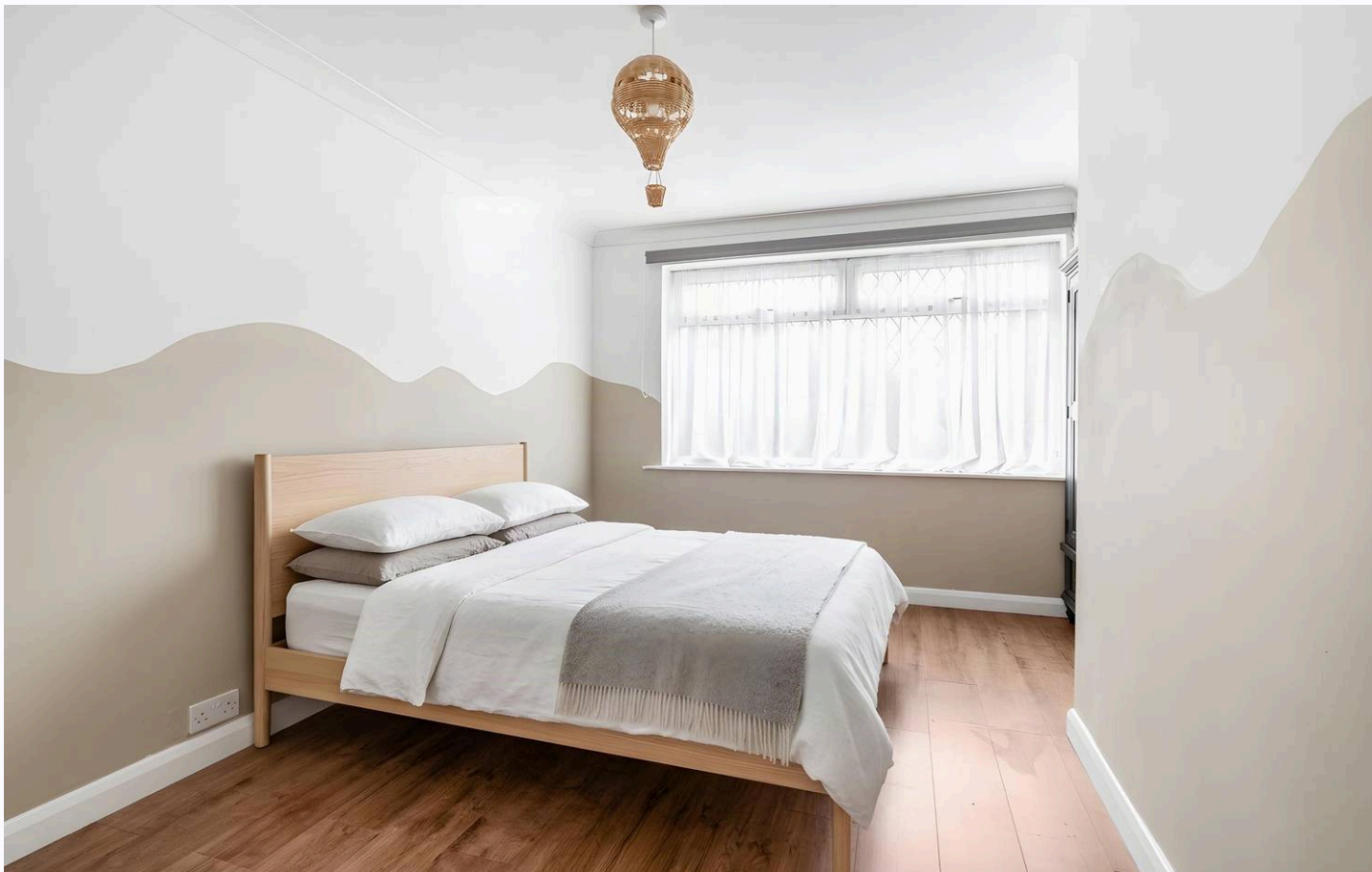
Local services, including a dentist, doctors' surgery, fuel station and even a garden centre, all contribute to the area's thoughtful convenience. For those exploring, ascend down Sandy Lane to discover Langley Prep School, or pause to visit the Highland cows, a newly found local favourite that delights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

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 Norfolk Food Hall providing a showcase of local produce and flavours.



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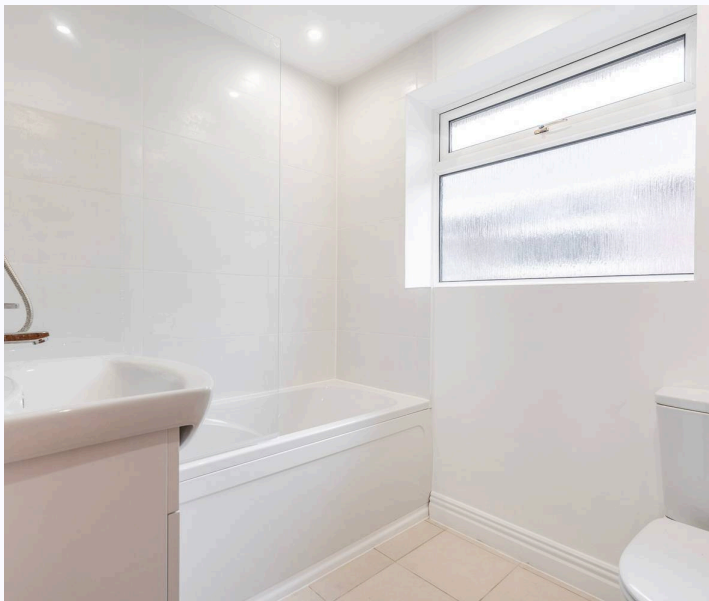
### St. Edmunds Rise, Taverham

Positioned within a sought-after residential location in Taverham, this well-maintained detached bungalow occupies a particularly good-sized plot and offers over 1,170 sq. ft. of versatile accommodation. Benefiting from extensive off-road parking for approximately six to seven vehicles, a private non-overlooked rear garden and a wealth of recent improvements, the property presents an excellent opportunity for a range of buyers seeking spacious and comfortable single-storey living.

The accommodation is arranged around a central hallway and includes three genuine double bedrooms, making the property ideal for families, downsizers requiring guest accommodation, or those working from home. The principal bedroom benefits from fitted wardrobes and built-in storage, while two of the bedrooms, together with the sitting room, enjoy the added comfort of air conditioning units, providing year-round climate control.

A standout feature of the home is the impressive sitting room, extending to over 20ft in length and offering an excellent space for both relaxing and entertaining. This generous reception room flows seamlessly into the conservatory, creating further living space and providing attractive views over the rear garden.

The spacious kitchen/dining room serves as the heart of the home, fitted with a range of storage units, integrated appliances and ample worktop space.



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With plenty of room for a dining table, it offers a practical and sociable setting for everyday family life, whilst direct access to the conservatory enhances the overall sense of space.

The property has been thoughtfully improved, including a recently refitted bathroom finished to a contemporary standard and new radiators installed throughout, contributing to the home's comfort and efficiency.

Outside, the bungalow continues to impress. To the front, a substantial gravel driveway and car port provide parking for multiple vehicles, making it particularly well suited to households with several drivers, visitors or those requiring space for recreational vehicles. The rear garden enjoys a high degree of privacy, being non-overlooked, and has been attractively landscaped with lawned areas, established flower and shrub borders, a raised patio seating area, greenhouse and a sizeable workshop, offering excellent potential for hobbies, storage or workspace requirements.

### Agent's Note

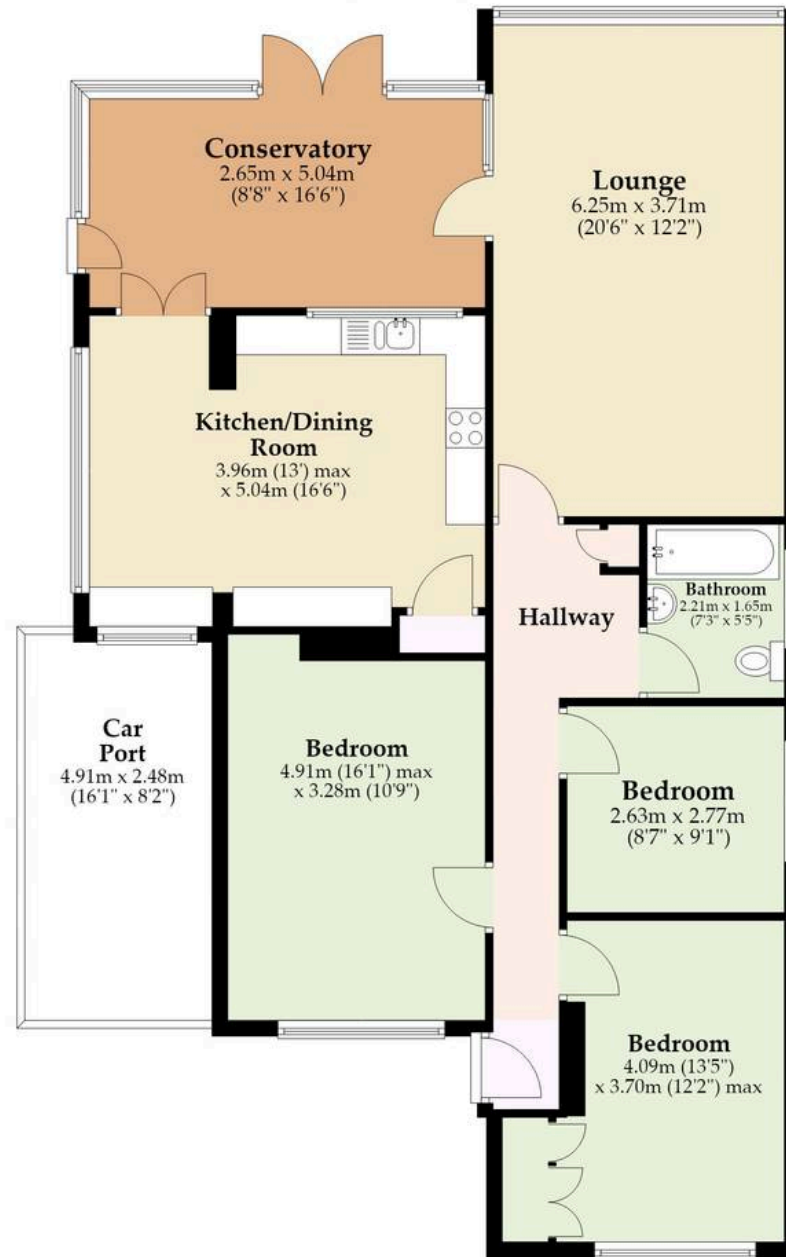
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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## Ground Floor

Approx. 108.8 sq. metres (1170.8 sq. feet)  
(excluding Car Port)



Total area: approx. 108.8 sq. metres (1170.8 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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