



7 Broadgate, Taverham

Minors & Brady

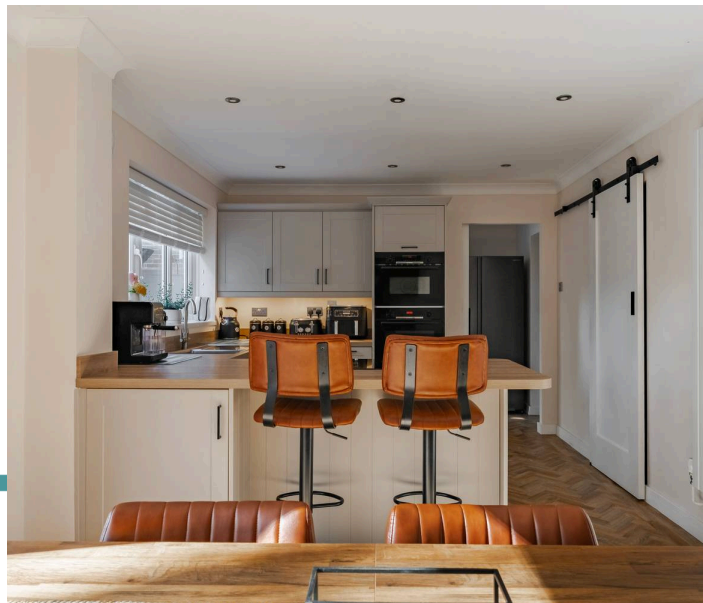


7 Broadgate

Taverham, Norwich

Woodland-backed family living with over 1,400 sq. ft., a south-facing garden and exceptional entertaining space. Tucked away in a desirable cul-de-sac within popular Thorpe Marriott, this beautifully presented detached home offers spacious and versatile accommodation ideal for modern family life. Recently enhanced by the current owners, the property features a stylish refitted kitchen/dining room, multiple reception spaces including a study/playroom, and four well-proportioned bedrooms. Outside, a landscaped south-facing garden provides the perfect setting for entertaining, complete with decked seating areas and a substantial garden bar with internet connectivity. Ample parking, a converted garage gym/store, and attractive woodland views complete this impressive family home.

- Detached family home extending to over 1,400 sq. ft. of flexible accommodation
- Desirable cul-de-sac position within the popular Thorpe Marriott development
- Recently refitted kitchen/dining room with breakfast bar, integrated appliances and ample storage
- Generous dual-access sitting room with bay window and French doors connecting to the dining space
- Versatile study/playroom, ideal for home working, hobbies or family use
- Four well-proportioned bedrooms, including a principal suite with fitted wardrobes and en-suite shower room
- Beautifully landscaped south-facing rear garden designed for low-maintenance enjoyment and entertaining



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The Location

Situated in the sought-after area of Thorpe Marriott, Broadgate enjoys a peaceful residential setting with excellent access to local amenities, green spaces and transport links. Perfectly placed for families and professionals alike, the property benefits from a highly convenient position within walking distance of Taverham High School, making school runs simple and stress-free.

There are plenty of opportunities to enjoy the outdoors, with attractive green spaces and walking routes nearby, ideal for dog walkers, runners and those who simply enjoy spending time outside. A particular highlight is Hinks Meadow, a large open recreational space that hosts children's football matches, community events and activities within the village hall, helping to foster the area's strong community spirit.

For daily essentials, both Lidl and Tesco are within walking distance, while the popular Taverham Garden Centre is also close by, offering a café, shopping and a welcoming community feel. Sports enthusiasts can also take advantage of the recently opened PACE padel courts, providing excellent local leisure facilities. The wider Taverham and Drayton area offers an extensive range of amenities including primary schools, doctors, dentists, cafés, pubs and a variety of takeaways.

Commuters are particularly well served, with the Northern Distributor Road (NDR) accessible within moments of leaving the property, providing swift connections around Norwich and onwards to the A47. Excellent bus services run regularly into Norwich city centre, offering a convenient alternative to driving and making the city easily accessible for work, shopping and leisure.

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Occupying a desirable cul-de-sac position on the edge of the popular Thorpe Marriott development, this well-presented detached family home offers over 1,400 sq. ft. of flexible accommodation, thoughtfully updated by the current owners and perfectly suited to modern family life. Enjoying a pleasant woodland backdrop and a recently landscaped south-facing garden, the property combines practical living space with a welcoming and stylish finish throughout.

The property is entered via a central hallway, creating an immediate sense of space and providing access to the principal reception rooms. To the front, the generous sitting room is flooded with natural light thanks to an attractive bay window, while its proportions make it an ideal space for both everyday family living and entertaining. French doors connect seamlessly to the kitchen/dining room, allowing the ground floor to flow effortlessly when hosting guests or spending time together as a family.

The heart of the home is undoubtedly the impressive kitchen/dining room. Recently refitted, this contemporary space has been designed with both practicality and style in mind, featuring an extensive range of storage, generous worktop space, a breakfast bar and integrated appliances. There is ample room for family dining, making it a natural gathering point throughout the day. Adjoining the kitchen, a separate utility room provides valuable additional storage and laundry facilities, helping to keep the main living areas organised and clutter-free.



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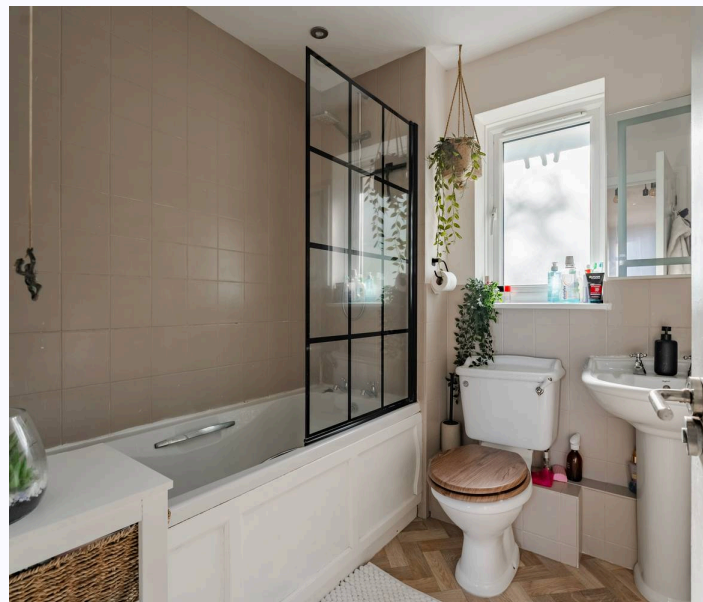
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Further enhancing the versatility of the ground floor is a dedicated study/playroom. Ideal for those working from home, growing families requiring extra space for children, or buyers seeking a hobby room, this adaptable area can evolve alongside changing lifestyle needs. A downstairs cloakroom adds further convenience.

To the first floor, the accommodation continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, providing a comfortable retreat at the end of the day. The remaining bedrooms are served by a modern family bathroom fitted with a stylish three-piece suite. The layout is particularly well suited to families, offering a balanced arrangement of bedroom accommodation without compromising on storage or practicality.

Outside, the property enjoys equally impressive surroundings. To the front, ample off-road parking is available for several vehicles, while the former garage now provides a useful store room or gym space complete with an electric roller door.



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The rear garden has been thoughtfully landscaped to create a low-maintenance yet highly usable outdoor environment. Benefiting from a sunny south-facing aspect, it features a generous patio for outdoor dining, areas of artificial lawn, multiple decked seating terraces and a substantial garden bar/man cave with internet connectivity. Beyond the garden, attractive woodland views create a pleasant sense of privacy and a peaceful backdrop throughout the seasons.

Agent's Note

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



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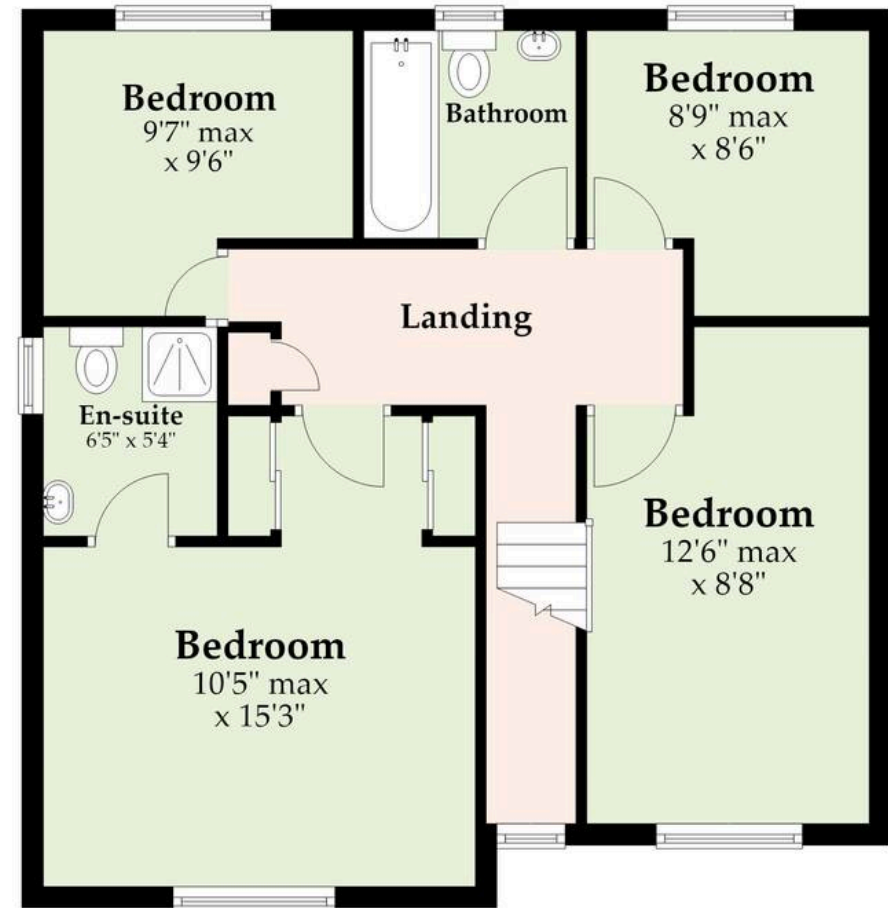
Ground Floor

Approx. 712.1 sq. feet



First Floor

Approx. 690.5 sq. feet



Total area: approx. 1402.6 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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