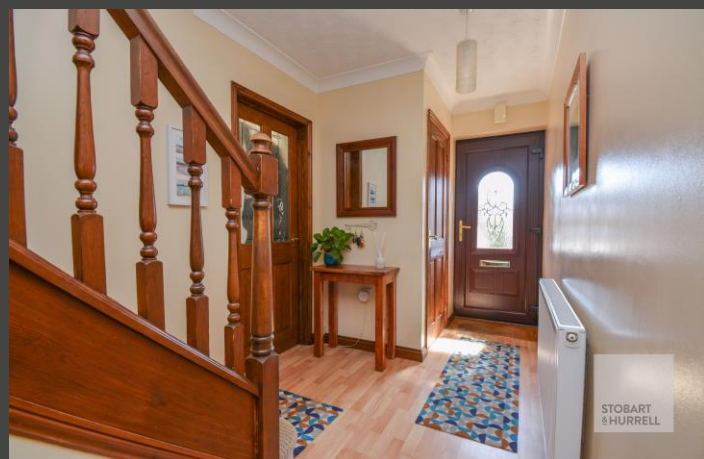




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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Pendlesham Rise, Taverham, Norfolk, NR8 6XG

A detached family home set within the villages of Thorpe Marriott and Taverham that are sewn together by a single dividing road which also straddles the nearby village of Drayton, and onward into the city. These adjoining villages therefore offers a wealth of collective amenities including schooling for all ages, village green and skate park, The Great Mill public house, numerous independent retailers and the popular garden centre at Taverham.

Set back from the road, the property is approached over a shingle pathway bordered by a lawn garden and a hardstanding driveway providing off-road parking. To the side, a sun terrace, ideal for alfresco dining with friends and family, extends away to a neatly maintained, west facing rear lawn garden landscaped with mature tropical trees, shrubs and a timber storage shed.

Well-presented throughout, the main entrance to the property provides access into a hallway, where separate internal doors lead into a cloakroom, a bedroom or study and a family lounge with feature fireplace. From the lounge double doors lead into an open plan kitchen dining room with further double doors that overlook and open out to the rear garden. From the kitchen there is an adjoining utility room and access back into the hallway. To the first floor, a family bathroom and four bedrooms, two with built in storage and the main with an en-suite shower room, complete the accommodation.

The property is further complimented in its location, only twenty miles from the north Norfolk coastline and half that distance to the heart of the famous Norfolk Broads. Norwich city centre is approximately six miles to the north east and provides access to the train station, Norwich City football club, retails outlets, cafes and restaurant and extensive historical interest.



Detached



House



Modern



2 Bathrooms
1 Cloakroom



1/2 Receptions



4/5 Bedrooms



Tax Band D



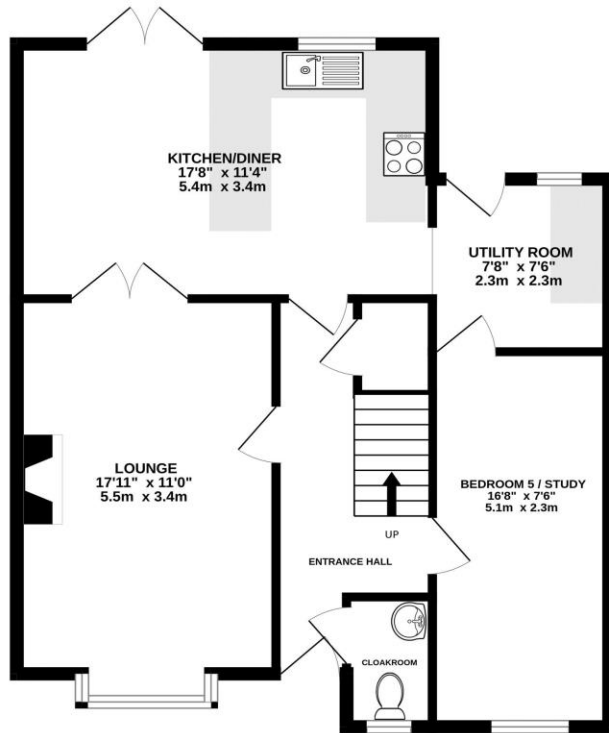
Off-Road
Parking



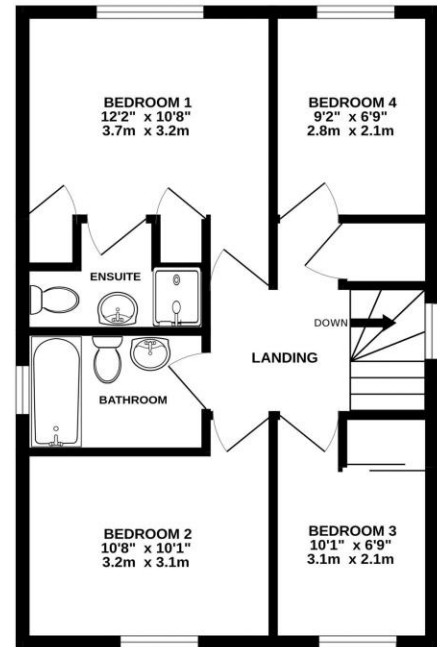
No
Garage



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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