



Brandon House Taverham Park Avenue, Taverham
£995,000 Freehold



websters.

Webster's presents Brandon House – a distinctive contemporary residence nestled in the secluded Wensum Valley, within the exclusive Taverham Park Avenue development. This private enclave of just six exceptional homes was crafted by Fleur Homes and designed by award-winning architect Anthony Hudson. The development was proudly nominated for Development of the Year by the British Home Awards.

Brandon House offers a rare blend of modern architectural excellence and tranquil countryside living. Just a short walk from the driveway lies Langley Preparatory School & Nursery, as well as the stunning Taverham Mill Nature Reserve, offering both convenience and a deep connection to nature.

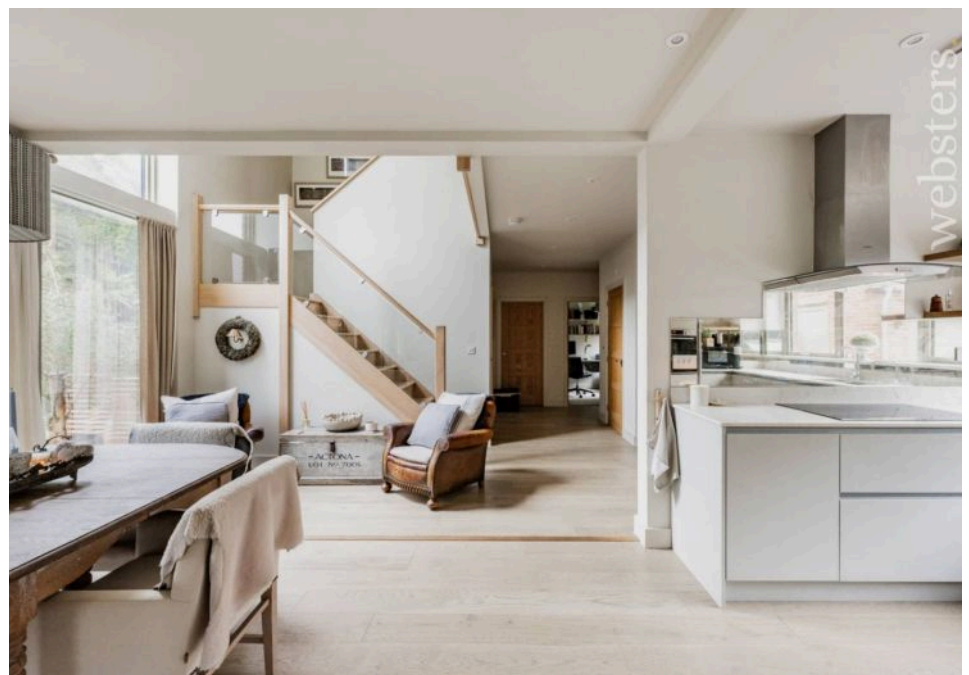
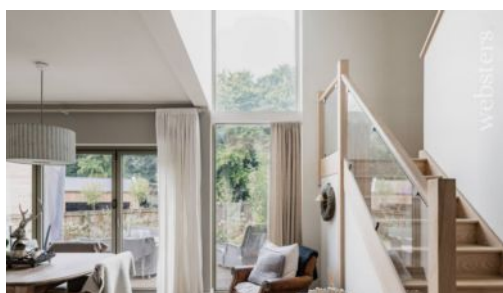
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Award winning architect designed home
- Executive plot, with private woodland walks down to the river
- Principal bedroom suite, with built in wardrobes and en-suite
- Double garage & parking for 8 Cars
- Air source heating, underfloor heating ground floor
- South west facing garden & terrace
- High specification throughout
- Exclusive plot with countryside walks down to the river with private access



KITCHEN & UTILITY

The kitchen and utility rooms feature stylish, contemporary pale grey units paired with luxurious Carrera marble quartz worktops in the kitchen and Duropal worktops with a 100mm upstand in the utility room. The kitchen is enhanced by an antique mirror panel splashback and includes top-of-the-line Bosch appliances, such as an 800mm ceramic induction hob, two single ovens, a fully integrated fridge/freezer, and a dishwasher. Both rooms are equipped with sleek Vado chrome mixer taps, with the kitchen boasting a stainless steel under-mounted 1.5 bowl sink set in the quartz worktop, complemented by a Quooker Nordic boiling water tap. Floating oak shelves with LED lighting add a warm touch above the worktops, and the utility room features a stainless steel over-mounted single bowl sink. Additionally, the kitchen includes an integrated waste bin with a recycling facility for added convenience. The Utility houses the hot water cylinder which runs the hot water and the underfloor heating to the ground floor and radiators to the first floor via the Air Source Heat Pump.

WINDOWS AND DOORS

The property features bespoke, double-glazed aluminium windows painted in a shade inspired by Farrow & Ball's 'Mouse's Back,' adding a unique touch of style. The entrance boasts a painted horizontal panelled front door with a glass side panel, while the interior is finished with elegant Shaker Oak four-panel doors, complete with contemporary chrome handles and hinges. Bi-fold patio doors in both the living room and kitchen/diner seamlessly blend indoor and outdoor living spaces

OUTSIDE

The outside features a stunning wrap-around sandstone terrace facing south and west, perfect for enjoying the afternoon and evening sun while offering an ideal space for al fresco entertaining. The property also boasts two beautifully landscaped garden areas, separated by a charming willow fence that overlooks the cricket pitch beyond. Additionally, a large private driveway provides ample parking for multiple cars, complemented by a detached double garage which has been boarded for extra storage. EV car charger.

LOCATION

Nestled in a secluded setting surrounded by lush parkland near the River Wensum, Park Avenue evokes the charm of a secret garden. Accessed via a private driveway, the six homes are set behind expansive front gardens and individual driveways, with each property enjoying a spacious rear garden. Despite its peaceful location, Park Avenue is conveniently close to Taverham village and just a 15-minute drive from Norwich, offering both tranquility and accessibility

SERVICES

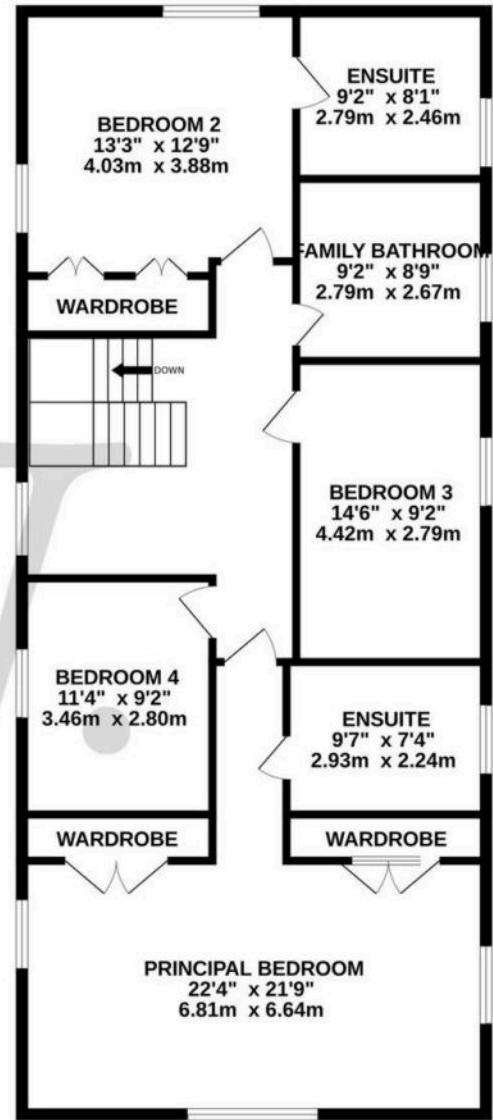
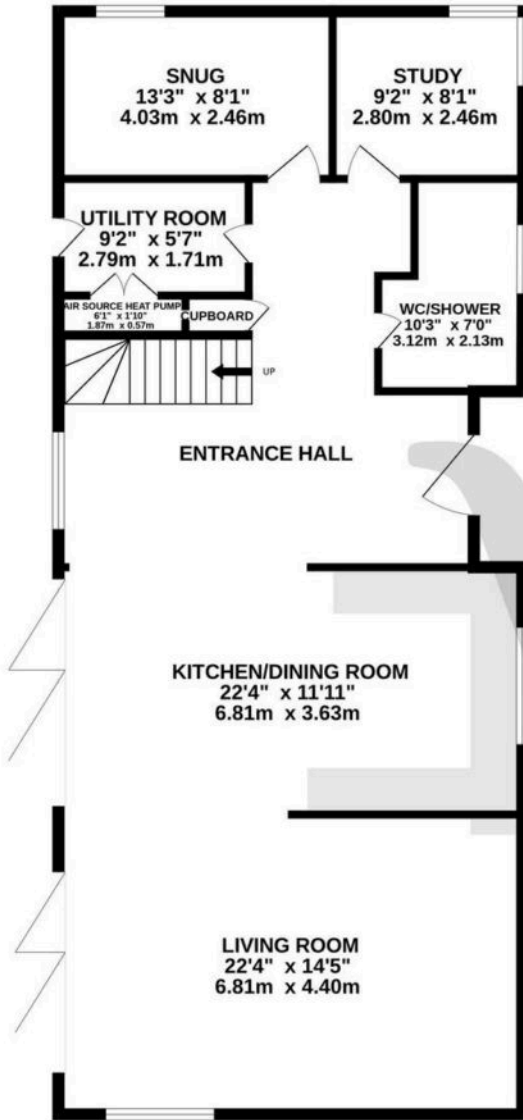
Mains electricity, water and drainage are connected to the property. (Websters have not tested these services)
Air Source Heat Pump and Underfloor Heating throughout ground floor.

COUNCIL TAX BAND

The property comes under Broadland Council and the tax band is G

GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.

1ST FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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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