



47 Shakespeare Way, Taverham

Guide Price £400,000

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47 Shakespeare Way

Taverham, Norwich

Set in the ever-popular village of Taverham, just west of Norwich, this beautifully extended three/four-bedroom home offers generous living space, modern comfort, and exceptional versatility, perfect for family life.

Step inside to a welcoming entrance hall that leads to a bright study, ideal for home working or creative projects. The living room provides a cosy retreat, enhanced by a log-burning stove and elegant wooden flooring. A third reception room offers flexibility as a fourth double bedroom, playroom, or snug – tailored to suit your lifestyle.

At the heart of the property lies the open-plan kitchen and dining area, designed for both everyday living and entertaining. Featuring a range cooker, plentiful storage, and space for a fridge/freezer, this is a space to gather and enjoy. Bi-folding doors open directly to the private rear garden, creating a seamless connection between indoors and out. A handy utility area, tucked away off the study, provides plumbing for a washing machine and tumble dryer.



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Upstairs, a spacious landing leads to three double bedrooms, all well-proportioned and filled with natural light. The family bathroom is tastefully fitted with contemporary fixtures, including a shower over the bath.

Outside, the property boasts a brick-weave driveway with parking for up to three cars, plus a single garage. The rear garden backs onto tranquil woodland and offers a variety of areas to enjoy - lawns, a paved patio, mature planting, and a charming summer house, perfect for entertaining or simply unwinding in the sun.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Guide Price £400,000-£425,000
- Beautifully extended three/four bedroom link-detached home
- Immaculately presented throughout
- Four double bedrooms
- Garage and off road parking
- Enclosed rear garden backing onto woodland
- Highly sought after area, close to local amenities & schools
- Generous, mature rear garden



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GARDEN

To the front of the property, a brick-weave driveway provides off-road parking for approximately three vehicles, complemented by a shingled area and mature shrubs for added kerb appeal. Steps lead up to a practical storage area and a single garage equipped with power, lighting, an up-and-over door, plumbing for a sink, and housing the boiler. The rear garden is fully enclosed and enjoys a peaceful woodland backdrop, creating a private and relaxing outdoor space. It features a lawned section, shingled and paved seating areas, mature flower beds, established shrubs and trees, along with a charming summer house, shed, and a workshop – perfect for gardening, hobbies, or entertaining.

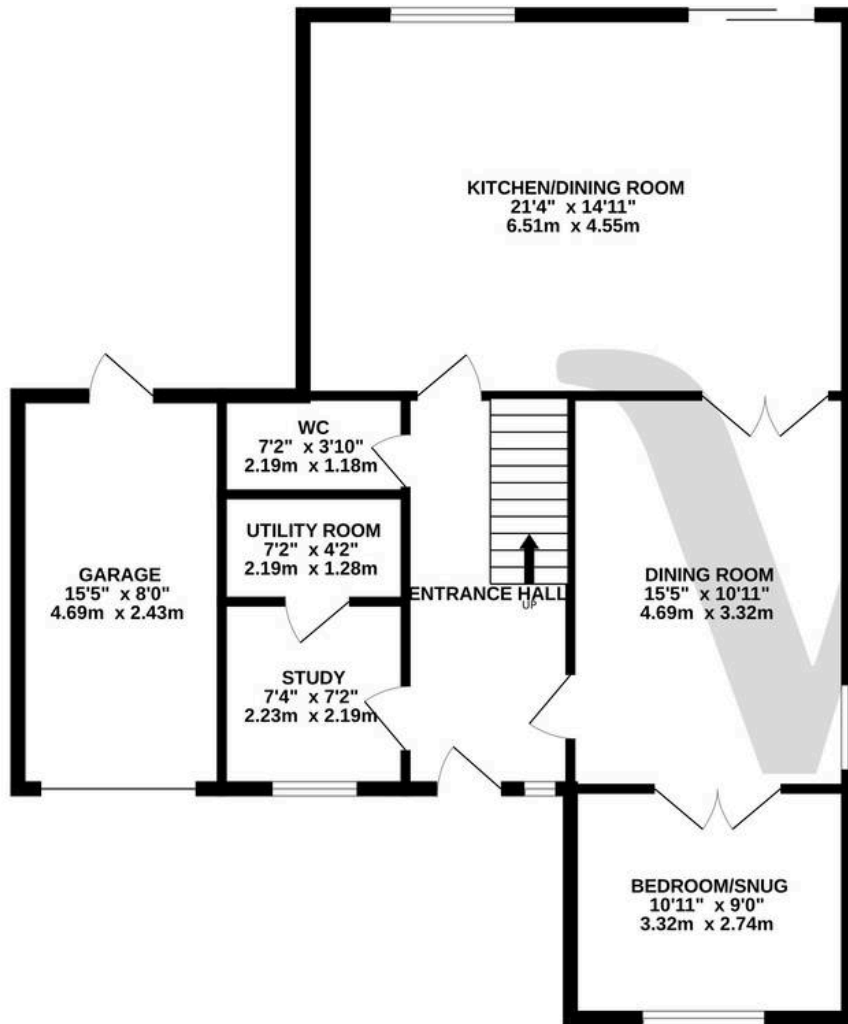
GARAGE

4 Parking Spaces

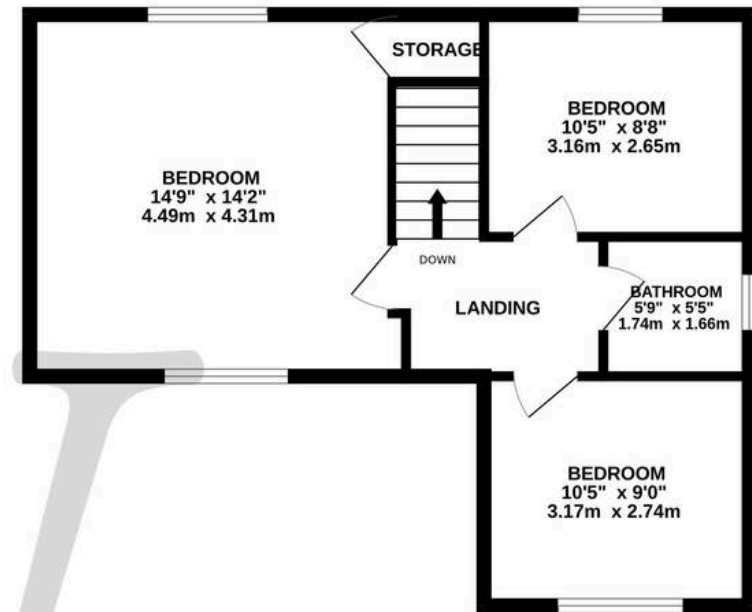
To the front of the property, a brick-weave driveway provides off-road parking for approximately three vehicles along with a single garage.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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