



7 Coppice Drive, Taverham

£600,000 Freehold



websters.

Situated on the highly sought-after Coppice Drive in Taverham, this exceptional four bedroom detached residence occupies one of the most desirable plots within a peaceful cul-de-sac setting. Built in 2022 and presented in immaculate, turnkey condition throughout, the property offers a superb blend of contemporary design, energy efficiency and family-focused practicality. The welcoming entrance hall sets the tone for the quality found throughout the home, leading to an impressive kitchen and dining space that forms the heart of the property. Beautifully appointed with a stylish breakfast bar and a comprehensive range of high-quality integrated appliances, the kitchen is perfectly suited to both everyday living and entertaining. Generous glazing allows natural light to flood the space, enhancing the sense of openness and connection to the garden. A spacious utility room provides additional storage and practicality, with convenient access from the kitchen.



- Pristine detached property with double garage, situated on a prime plot in the cul-de-sac
- Solar panels & triple glazed windows
- Immaculate kitchen, with added breakfast bar & integrated appliances
- Under floor heating on the ground floor
- Enclosed landscaped rear garden backing on to woodlands
- Media unit added in separate cosy lounge



The separate living room offers a cosy yet generously proportioned retreat, complete with a bespoke media unit that creates an ideal setting for relaxing evenings. Double doors allow the space to be subtly separated from the main living areas, providing flexibility for modern family life. Completing the ground floor, there is a study/versatile room along with a stylish W.c with an added full coverage mirror.

Comfort and efficiency are key features of this impressive home, with underfloor heating across the ground floor, triple glazed windows and solar panels all contributing to reduced energy costs and year-round comfort.

Upstairs, four well-proportioned bedrooms are thoughtfully arranged to suit a growing family or those requiring space for home working. The principal bedroom benefits from fitted storage and a sleek en suite shower room finished to a high contemporary standard. The remaining bedrooms are served by a beautifully appointed family bathroom, equally stylish and practical.

Externally, the landscaped rear garden is a particular highlight. Fully enclosed and enjoying a private aspect backing onto tranquil woodland, it provides a peaceful and secluded setting rarely found with modern developments. A combination of lawn and terrace creates ideal spaces for outdoor dining, entertaining and family recreation.

To the front, a double garage and generous driveway offer ample off-road parking and additional storage.

Combining modern eco-friendly features with elegant interiors and a prime position, Coppice Drive represents a rare opportunity to acquire a high-quality family home in one of Taverham's most desirable residential locations.

Council Tax band: E

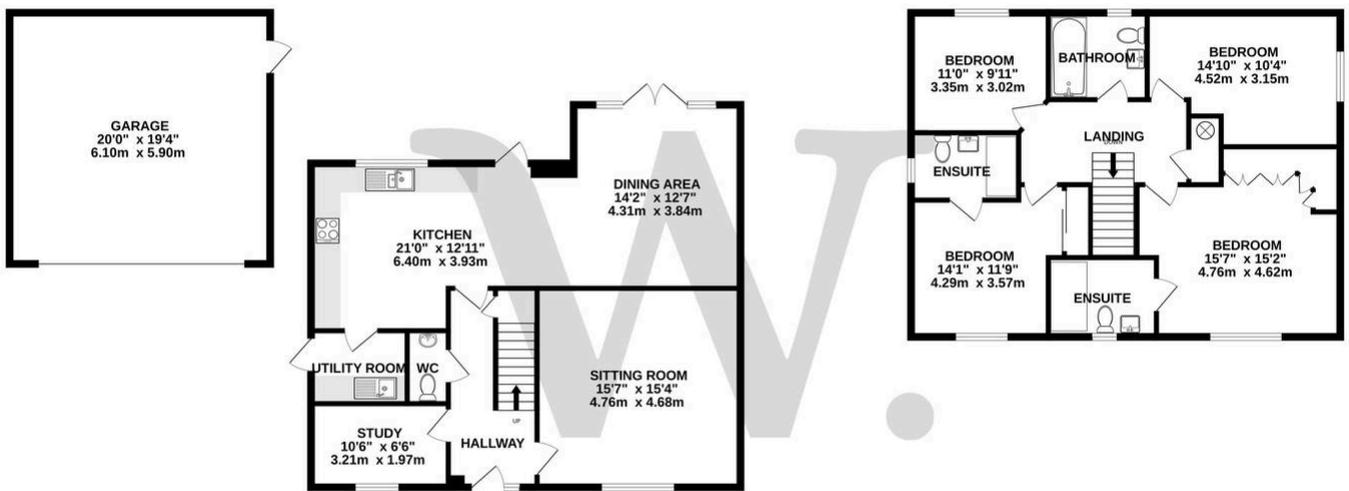
Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.

1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 1749sq.ft. (162.5 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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