



220 Taverham Road, Taverham

Offers in Region of **£675,000**

websters.
websters.



220 Taverham Road

Taverham, Norwich

Occupying an elevated position in one of Taverham's most sought-after residential settings, this immaculately presented three-bedroom detached house enjoys wide, uninterrupted views across the Wensum Valley. Originally constructed in 1972 and thoughtfully extended soon after (above the kitchen), the property was further enlarged with the addition of a conservatory in 2003. Under the careful stewardship of the current owner since 1998, the house has been comprehensively modernised and meticulously maintained, resulting in a highly efficient and exceptionally well-appointed family home.

The property offers four versatile reception rooms, providing generous and adaptable accommodation ideally suited to both family life and entertaining. The principal reception space opens onto a rebuilt balcony, perfectly positioned to take full advantage of the far-reaching valley views. Additional reception rooms enjoy pleasant aspects over the garden, with one offering direct access to outside, creating a natural flow between the interior and the landscaped grounds.





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At the heart of the house lies a light-filled open-plan kitchen/dining room, designed with both practicality and quality in mind. Bespoke in design, it features 'exotic' granite worktops, breakfast bar and splashbacks, complemented by a Lagrange range cooker and Siemens steam oven. A permanently plumbed ZIP system provides instant hot and cold filtered water. The space is ideally configured for informal dining and everyday living, while remaining well suited to entertaining on a larger scale.

All three bedrooms are well-proportioned doubles. The bespoke bathroom is appointed to a high standard, with underfloor heating, a combi boiler and an integrated Bluetooth ceiling speaker. Underfloor heating extends throughout the ground floor, enhancing comfort and efficiency.





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In recent years the property has undergone extensive refurbishment works, including:

- Complete electrical rewire, incorporating provision for connection of an external diesel generator to the central heating boiler in the event of a power cut
- Total reroofing
- Replumbing works
- Replumbing and relining of the swimming pool
- Installation of a new remote-controlled garage door
- Double garage with EV charging facility
- Repaved front driveway with substantial soakaway installed
- Rebuilt balcony
- Garden lighting to front and rear, set on light-sensitive timers

The house benefits from a number of energy-conscious installations, including:

- Owned solar panels
- Economy 7 tariff
- EV charging point
- Superfast fibre broadband
- Water softener
- Underfloor heating throughout the ground floor

These improvements ensure the house is not only beautifully presented but also future-ready and resilient.



- Offered with no onward chain
- Immaculately presented three-bedroom detached house

websters.



Garden & Grounds

The property is approached via a repaved, predominantly walled front driveway providing ample parking and access to the double garage. To the rear, the enclosed garden is also largely walled, offering privacy and a secure, family-friendly environment.

The grounds have been designed for enjoyment and ease of maintenance and include:

- A 22ft x 14ft outdoor swimming pool
- Eco-friendly heat pump for pool heating
- Motorised, heat-retaining safety cover
- Dolphin robotic pool cleaner
- Summer house with electrical connection
- Dedicated BBQ area

The swimming pool forms a particularly attractive lifestyle feature, creating a private and sheltered setting for leisure and entertaining.

Council Tax band: E

Tenure: Freehold

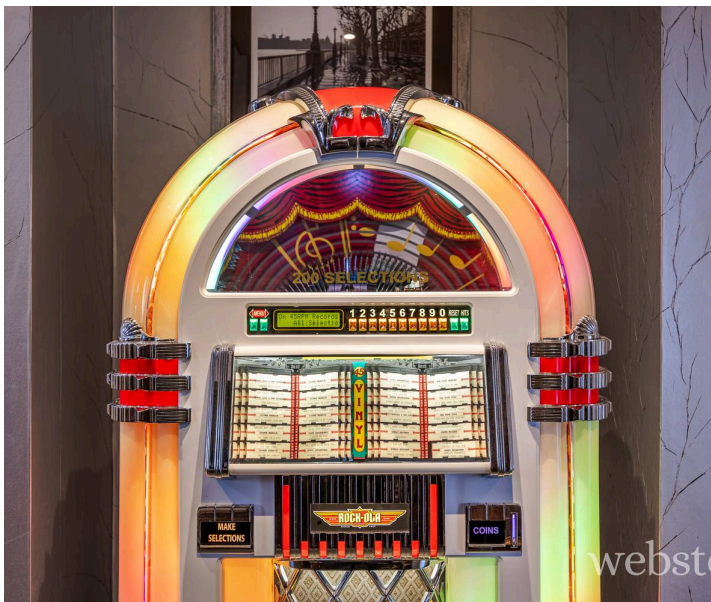
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

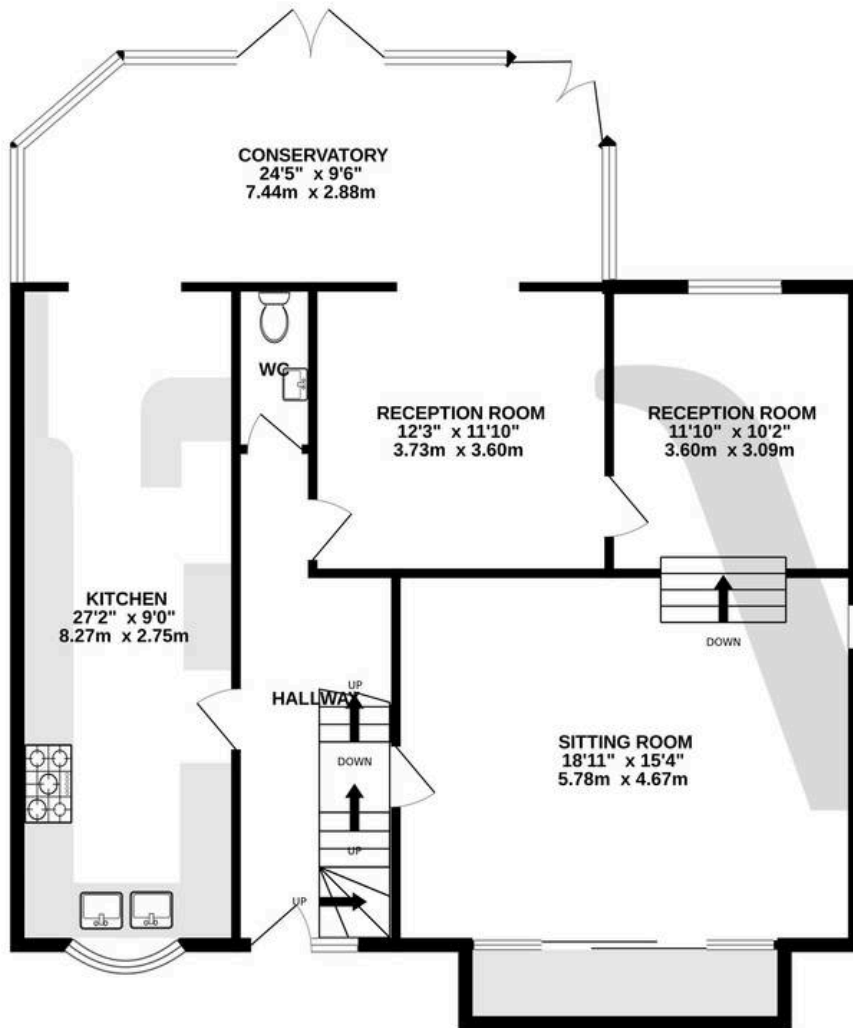
GARAGE

8 Parking Spaces

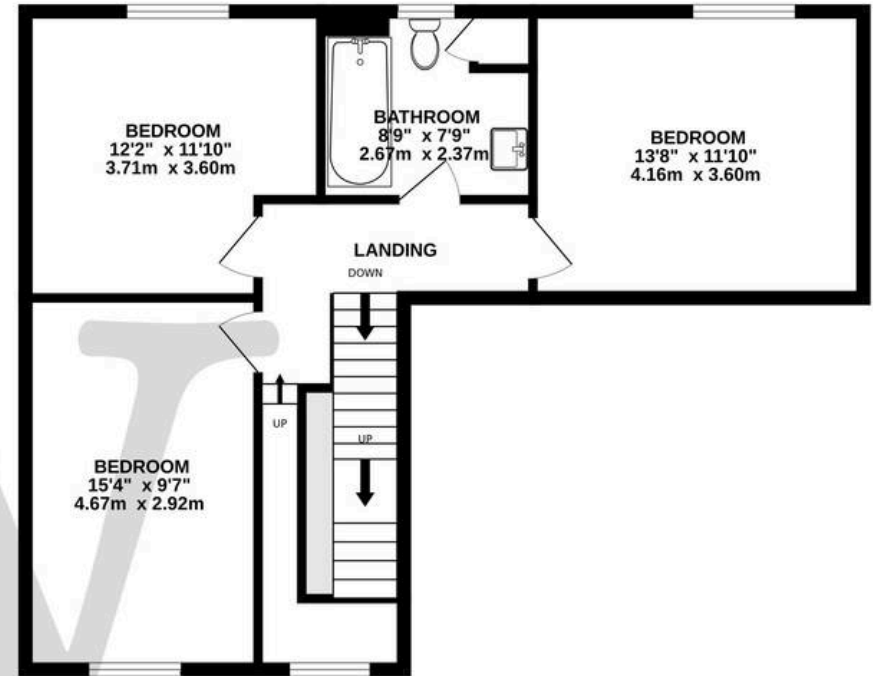
Ample space to front of the property.



GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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