



48 Mulberry Court, Taverham

In Excess of **£210,000**

websters.











48 Mulberry Court

Taverham, Norwich

Beautifully presented two-bedroom terraced home has been immaculately maintained and thoughtfully modernised throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculate, modernised 2-bed home
- Spacious lounge with oak-style flooring
- Contemporary kitchen with induction hob
- Two double bedrooms
- Stylish modern bathroom
- South-east facing landscaped garden
- Patio, shed & low-maintenance artificial grass
- Allocated + visitor parking



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The Home

This beautifully presented two-bedroom terraced home has been immaculately maintained and thoughtfully modernised throughout, offering stylish, low-maintenance living. Entering via the front porch, you are welcomed into a bright and spacious lounge (15'0" x 11'1"), finished with attractive oak-style laminate flooring that runs throughout the entire ground floor, creating a warm and cohesive feel. To the rear, the contemporary kitchen (11'1" x 6'11") is fitted with modern units and features an induction hob, sink, extraction fan, and houses the boiler. There is also space for a washing machine and fridge freezer, making it both practical and stylish. Upstairs, the property boasts two well-proportioned double bedrooms. The main bedroom (11'1" x 8'0") offers a generous and comfortable space, while the second bedroom (11'1" x 6'11") is ideal as a guest room, home office, or additional bedroom. The modernised bathroom is finished with laminate flooring and includes a bathtub with a shower over, a wash basin, a toilet, and a heated towel rail, all styled to a contemporary standard.



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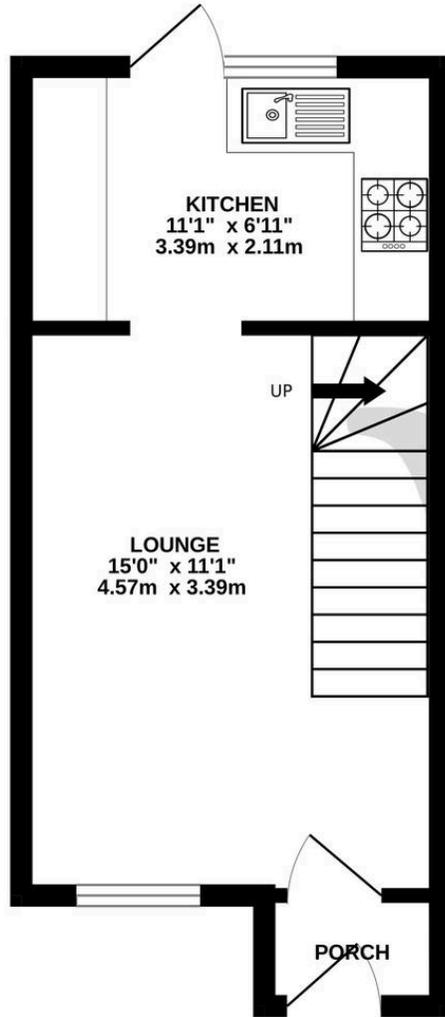
Outside

The property benefits from a beautifully landscaped, southeast-facing garden, designed for ease of maintenance and year-round enjoyment. The garden features artificial grass, raised planting beds, a charming patio area ideal for outdoor dining or relaxing, a storage shed, and a fruit tree that adds character and appeal. In addition, the home offers one allocated parking space along with visitor parking.

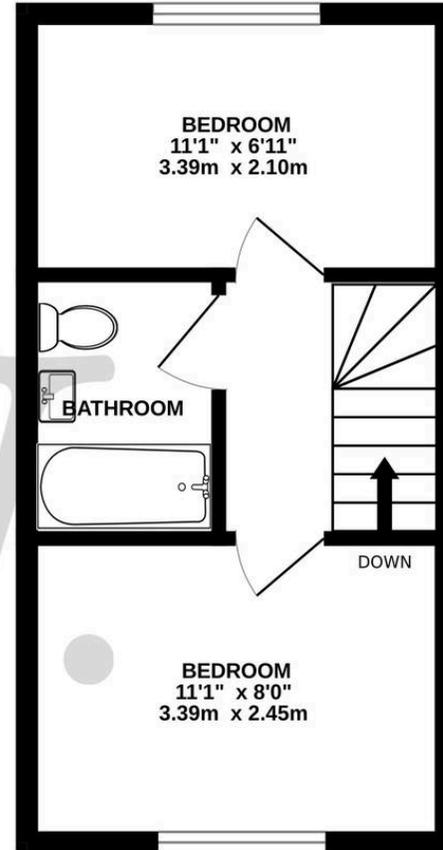
Location

Situated in the popular village of Taverham in a desirable residential setting, this property is perfect for first-time buyers, professionals, or those looking to downsize. The combination of a modern interior, low-maintenance outdoor space, and convenient parking makes this a fantastic all-round home ready to move straight into. The property enjoys a well-connected yet community-focused setting. The area offers a wide range of local amenities, including shops, schools catering from first through to high school, medical facilities, a library, and leisure options. Excellent transport links are available, with easy access to the A47 for commuting and regular bus services providing connections to nearby areas, including Norwich. Taverham combines the convenience of village living with accessibility to the city, making it an ideal choice for families and professionals alike.

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 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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