



11 Rook Drive, Taverham

£240,000 Freehold

This well-presented two bedroom end-terraced house offers an excellent opportunity for first time buyers seeking a comfortable and stylish home



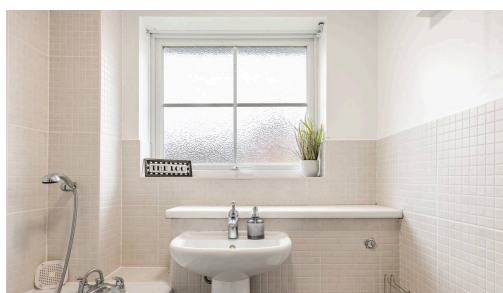
websters.

This well-presented two bedroom end-terraced house offers an excellent opportunity for first time buyers seeking a comfortable and stylish home. Upon entering through the front door, you are welcomed directly into a spacious sitting room, providing a versatile area for relaxation and entertaining guests. The sitting room seamlessly connects to the kitchen, creating an open and inviting flow that is perfect for modern living. The kitchen is thoughtfully designed with ample storage and workspace, making meal preparation both practical and enjoyable.

Upstairs, the property features two generously proportioned double bedrooms, each offering plenty of space for furniture and storage, as well as large windows that allow for an abundance of natural light. The bathroom is conveniently located, and is fitted with contemporary fixtures and finishes, ensuring a comfortable and functional space for daily routines.



- Two-Bedroom End-Terrace House
- New boiler installed in 2025
- Perfect First Time Buyer Or Downsize Property
- 2 Double Bedrooms & Modern Bathroom
- Double Glazed With Gas Central Heating
- Close To Local Shops & Schools
- Enclosed Rear Garden



Throughout the home, neutral décor and well-maintained interiors create a blank canvas for personalisation, allowing new owners to easily make the space their own. Practical features such as efficient heating and double glazing contribute to a warm and energy-efficient environment.

The layout of the property is well-suited to all types of buyers, providing flexibility for a range of lifestyles. With its inviting atmosphere, well-proportioned rooms and thoughtful design, this charming end-terraced house is ready to welcome its new owners. Located within easy reach of local amenities, schools and transport links (subject to location specifics), the property combines convenience with comfort, making it an ideal choice for those looking to take their first step onto the property ladder. Viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

Council Tax band: B

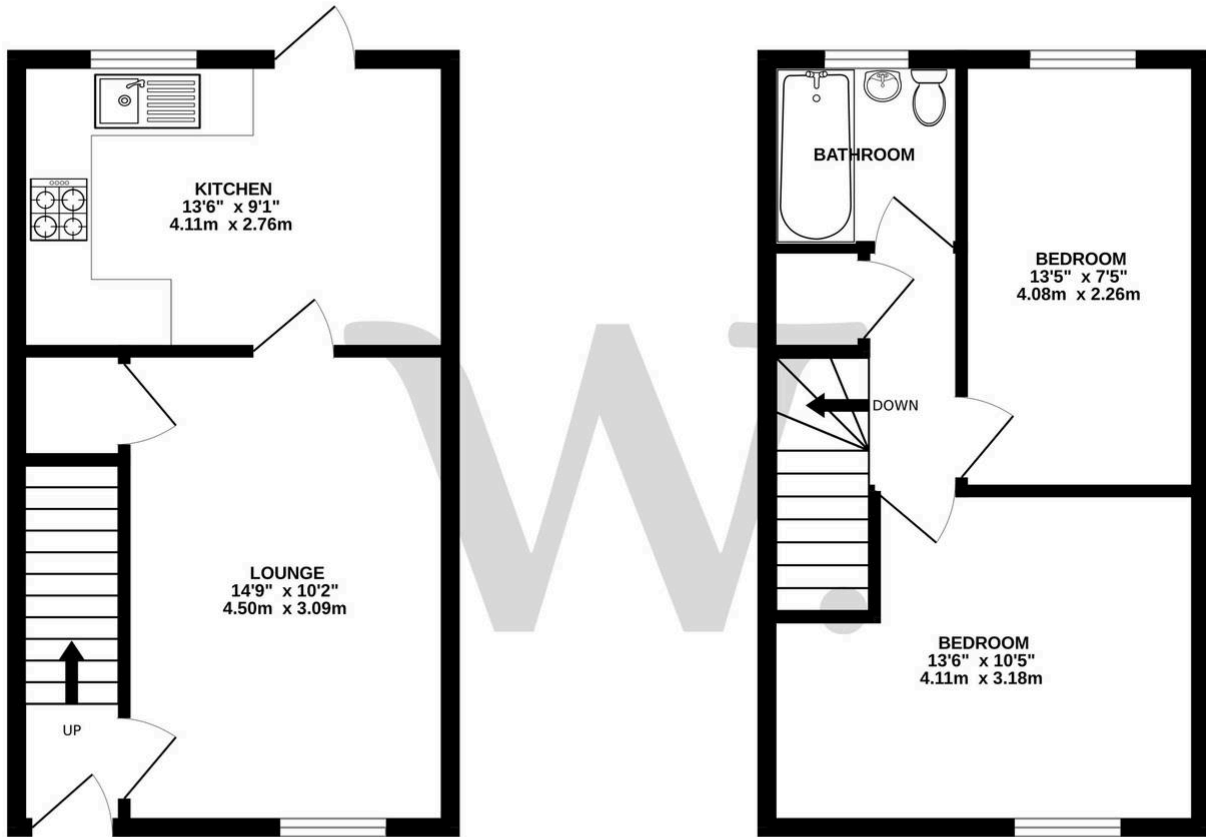
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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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