



9 Harrold Close, Taverham

Guide Price £425,000

websters.



## 9 Harrold Close

Taverham, Norwich

Presenting a superb opportunity to acquire a detached four-bedroom family home, located on a highly sought-after and rarely available road in Taverham.

This impressive property features generous and well-balanced living accommodation, ideal for modern family life. The spacious sitting room, with its attractive feature fireplace, provides a welcoming focal point and flows effortlessly into the adjoining dining room, creating an excellent space for both relaxed evenings and formal gatherings. A bright sun room offers delightful year-round views of the garden, serving as an additional reception space perfect for entertaining or quiet relaxation. The contemporary kitchen and breakfast room is well-appointed, boasting a range of integrated appliances, a practical breakfast bar and direct external access for added convenience.





## 9 Harrod Close

Taverham, Norwich

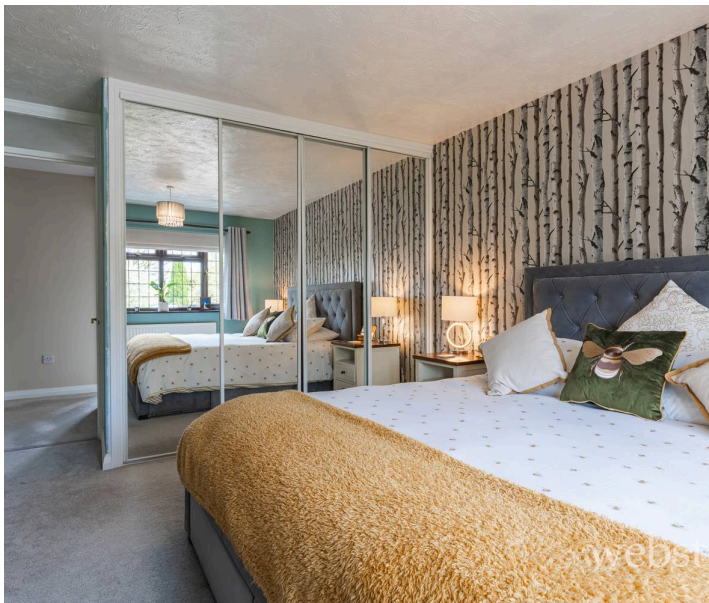
Upstairs, the principal bedroom benefits from built-in wardrobes and a modern en suite shower room, while three further well-proportioned bedrooms ensure ample space for family members or guests. The refitted family bathroom is finished to a high standard, featuring stylish fixtures and fittings. Additional highlights include a private enclosed rear garden with a patio area that is ideal for entertaining, ample off-road parking to the front of the property and a single garage providing secure storage or parking options. This well-presented home combines comfort, style and practicality, making it a perfect choice for families seeking a property in a desirable Taverham location. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## 9 Harrold Close

Taverham, Norwich

- Detached four-bedroom family home on a highly sought-after and rarely available road in Taverham
- Generous and well-balanced living accommodation, including a spacious sitting room with feature fireplace and adjoining dining room
- Bright sun room providing year-round garden views and additional reception space
- Contemporary kitchen/breakfast room with integrated appliances, breakfast bar and direct external access
- Principal bedroom with built-in wardrobes and modern en suite, complemented by three further well-proportioned bedrooms and a refitted family bathroom
- Private enclosed rear garden with patio for entertaining, ample off-road parking and single garage





## GARDEN

The property benefits from a generous frontage with a brickweave driveway leading to a single garage, alongside an additional shingled area providing ample off-road parking. To the rear, the private garden is thoughtfully arranged with a patio seating area and pergola, ideal for outdoor dining and entertaining, while the lawn offers a well-maintained and family-friendly space. A substantial outbuilding further enhances the appeal, offering excellent versatility for a variety of uses such as a home office, studio or additional storage.

## GARAGE

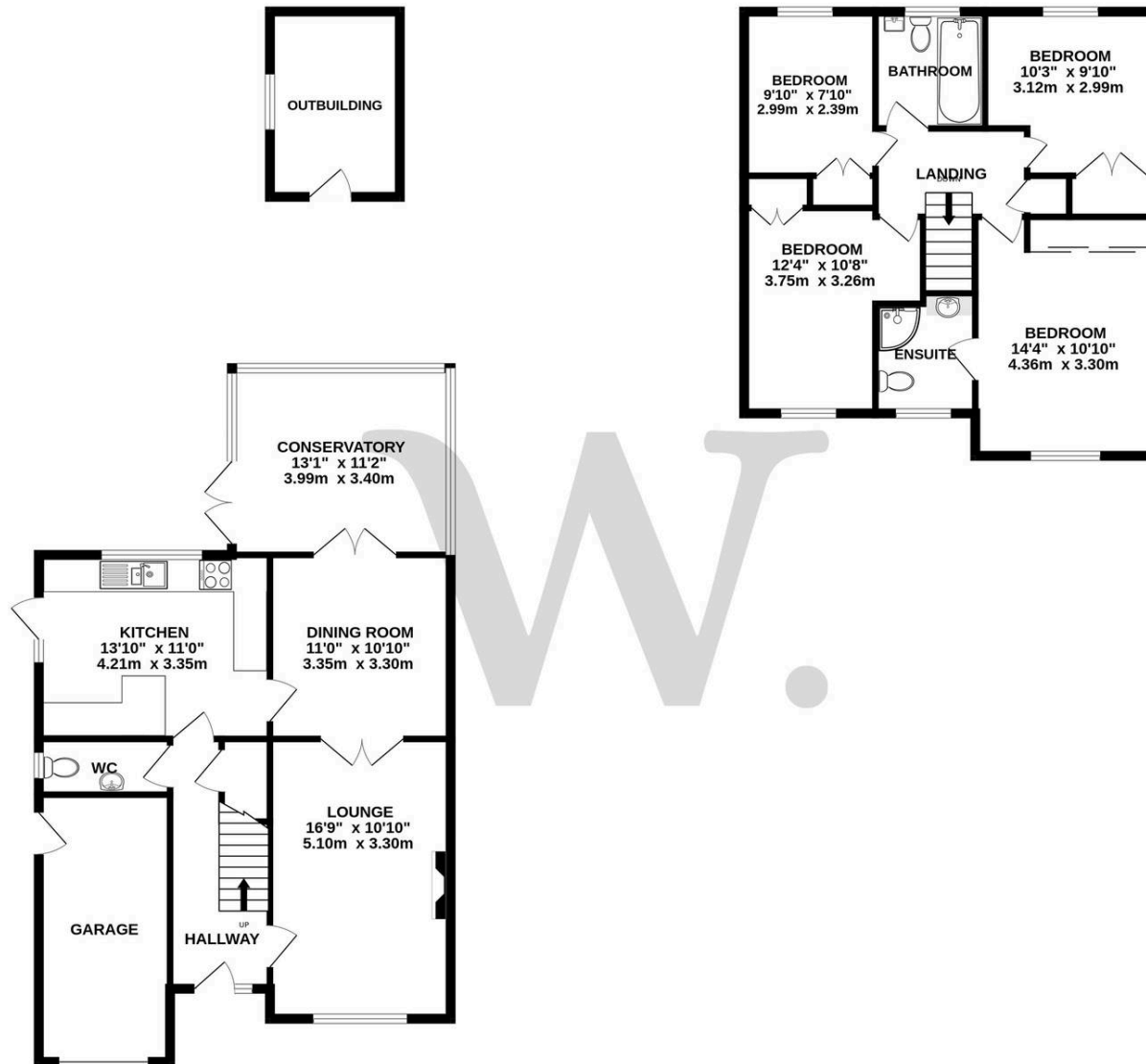
Triple Garage

Parking for 3 cars & single garage.



GROUND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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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