



**11 Isbets Dale, Taverham**

Guide Price **£525,000**

**websters.**



## 11 Isbets Dale

Taverham, Norwich

This impressive five-bedroom detached house offers an exceptional opportunity to acquire a spacious and highly versatile family home set back in a quiet cul-de-sac, available with no onward chain. Occupying an enviable position backing directly onto open green space, the property enjoys a wonderful sense of privacy alongside attractive, uninterrupted views. The home is approached via a welcoming entrance porch, leading into a central hallway that immediately sets the tone for the generous and well-balanced accommodation beyond. To the right, a guest WC and useful storage cupboard are conveniently positioned, along with stairs rising to the first floor, while to the left, a cosy snug provides an ideal retreat or additional reception space. The ground floor living accommodation has been thoughtfully arranged to suit both modern family life and entertaining. A bright and spacious lounge is situated to the right, offering a relaxing environment, while the well-appointed kitchen/diner to the left forms the true heart of the home, providing ample space for informal dining and everyday living. To the rear, a formal dining room leads seamlessly into the conservatory, creating an elegant flow of space perfectly suited to hosting and enjoying the garden outlook.



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- Offered with no onward chain
- Established five bedroom detached home
- Enjoying a prime position on a quiet cul-de-sac backing onto open green space



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Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal suite benefits from fitted wardrobes and a private en suite, while the remaining bedrooms are all equipped with fitted wardrobes and are served by a stylish family bathroom, ensuring comfort and practicality for a growing household. Externally, the property is equally compelling. A double garage and ample off-road parking cater effortlessly to modern family needs, while the beautifully maintained front and rear gardens provide a tranquil and private setting. Backing onto open green space, the rear garden in particular offers a delightful sense of openness and connection to nature, enhancing the overall appeal. Further benefits include excellent storage throughout, quality fixtures and fittings, and a layout that provides a natural separation between living and sleeping areas, contributing to a calm and harmonious living environment. Ideally located, the property combines its peaceful, green backdrop with convenient access to local amenities, transport links, and well-regarded schools.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

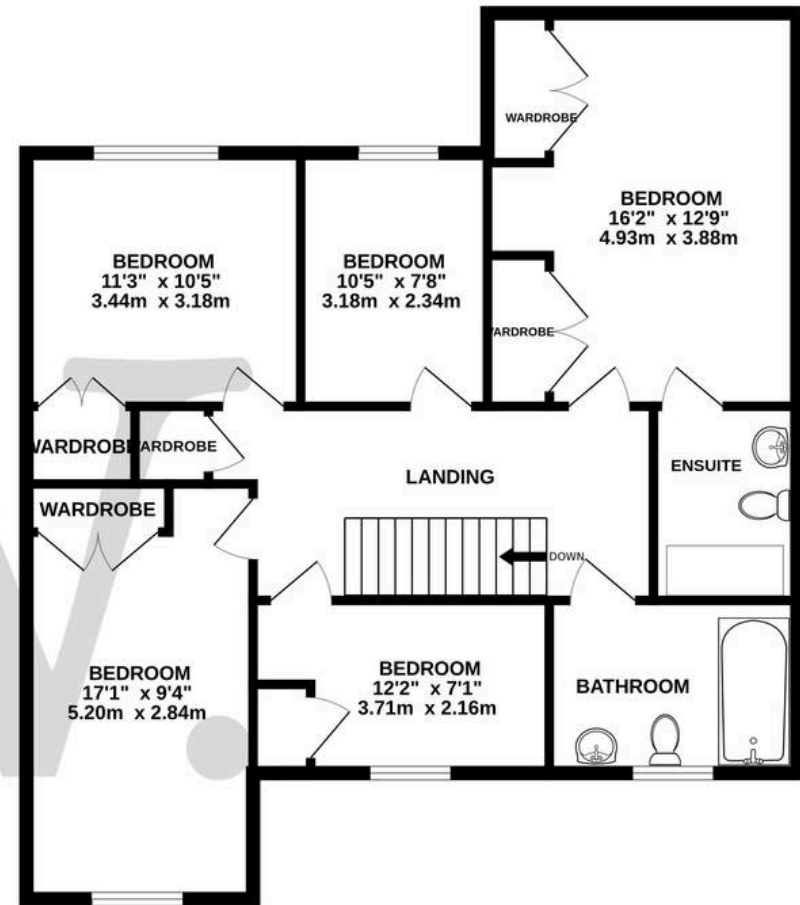
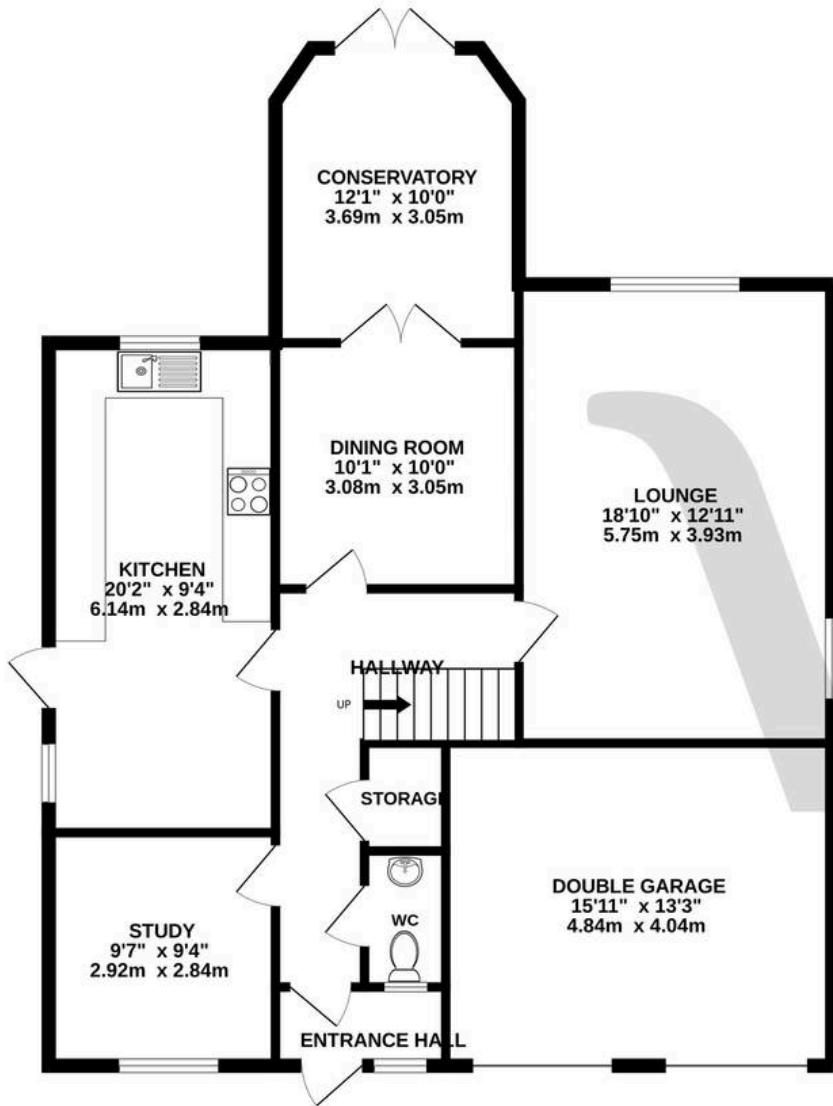
- Offered with no onward chain
- Established five bedroom detached home
- Enjoying a prime position on a quiet cul-de-sac, backing onto open green space
- Double garage & parking
- Multiple reception rooms
- Good condition throughout & new boiler
- Kitchen/diner & formal dining room
- Immaculate front & rear garden



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**GROUND FLOOR**  
1106 sq.ft. (102.7 sq.m.) approx.

**1ST FLOOR**  
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 2036 sq.ft. (189.1 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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