



3 Paper Mill Lane, Taverham

£280,000 Freehold



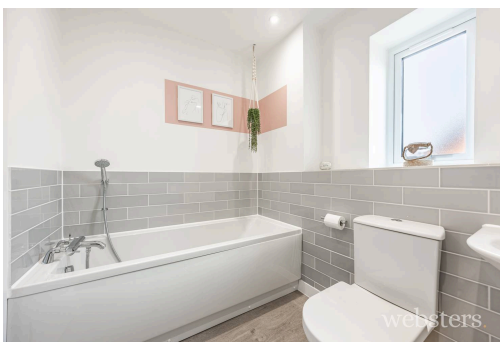
websters.

Situated within a peaceful cul-de-sac on the highly regarded Taursham Park development in Taverham, this exceptional two bedroom semi-detached home was constructed in 2021 by the award-winning Abel Homes and forms part of their sought-after 'Harmony' collection. Combining striking contemporary architecture with an impressive level of energy efficiency, the property offers beautifully presented accommodation across two floors, ideally suited to modern living.

Thoughtfully designed with both sustainability and comfort in mind, the home benefits from an A-rated EPC, PV solar panels, triple-glazed windows and underfloor heating throughout the ground floor. Externally, attractive cedar cladding provides a refined contemporary finish, perfectly complementing the clean architectural lines of the development.



- Offered with no onward chain
- Situated in a prime position within the cul-de-sac with single garage & off road parking
- Modern semi-detached Abel house 10-year NHBC Buildmark warranty (5 years remaining)
- A-rated energy performance with PV solar panels owned outright
- Triple glazed windows & ground floor underfloor heating
- Beautifully landscaped garden with extended decking area
- Quiet nearby woodland walks
- Sustainable design with cedar cladding & magnesium gutters



The accommodation is centred around a welcoming reception hall with tiled flooring and a cloakroom. The principal living space is particularly impressive, comprising a spacious open-plan lounge/dining room filled with natural light and enjoying direct access to the rear garden via French doors, creating an ideal environment for both everyday living and entertaining. The modern kitchen is fitted with sleek contemporary cabinetry, integrated Bosch appliances and a gas hob.

On the first floor are two well-proportioned bedrooms, including a beautifully presented principal bedroom featuring stylish panelling, contemporary décor, built in wardrobe and an en-suite shower room. The second bedroom is fitted with built in wardrobe space and served by a stylish family bathroom fitted with a modern suite.

Outside, the property is approached via a block-paved driveway providing ample off-road parking, access to the single garage and an electric roller door. The front garden is attractively landscaped with established planting, while the rear garden has been thoughtfully designed to create a private and low-maintenance outdoor space, complete with an extended decked terrace ideal for outdoor dining and entertaining.

Offered to the market with no onward chain, the property occupies a particularly convenient position close to local amenities, well-regarded schooling, and scenic woodland and countryside walks. This represents an excellent opportunity to acquire a highly efficient and impeccably presented modern home within one of the area's most desirable recent developments.

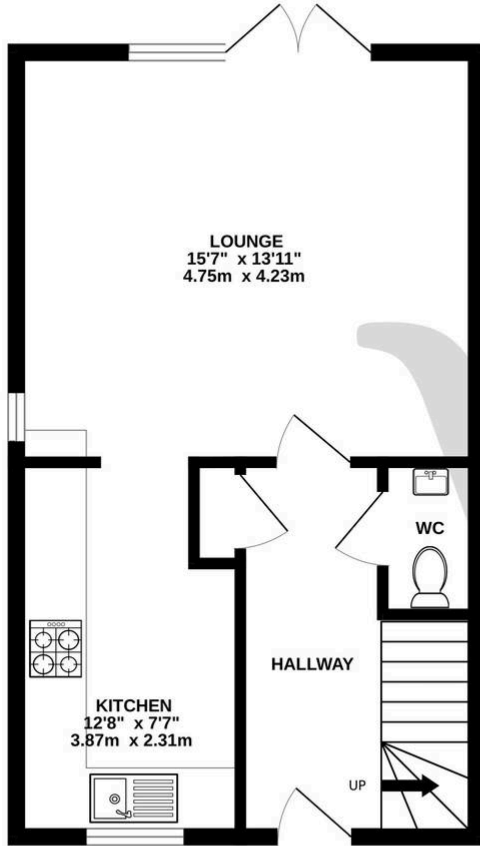
Council Tax band: TBD

Tenure: Freehold

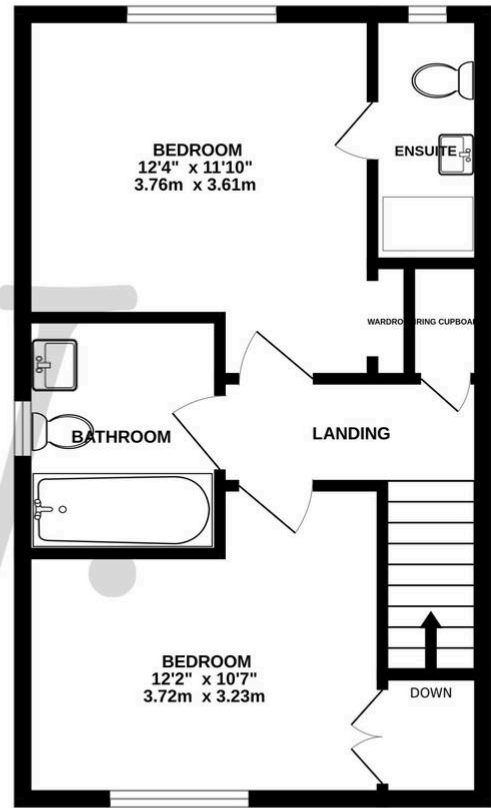
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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.
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.