



31 Springfield Road, Taverham

Guide Price £650,000

websters.



31 Springfield Road

Taverham, Norwich

This immaculately presented detached chalet-style residence offers exceptionally versatile accommodation, thoughtfully designed for modern family living, entertaining and home working, all positioned on a generous corner plot within a highly sought-after location.

The property is entered via a welcoming entrance hall featuring oak internal doors and stairs rising to the first floor. To the front aspect is a flexible reception room, currently arranged as a sitting room but equally suited as a fifth bedroom if required.

At the heart of the home is the impressive kitchen/dining room, beautifully appointed with a comprehensive range of fitted wall and base units, integrated oven and hob with extractor over, dishwasher, feature brick wall and ample dining space. Bi-fold doors open directly onto the rear garden, creating an ideal indoor-outdoor entertaining environment. A separate utility room provides additional storage and appliance space.





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The ground floor further benefits from under floor heating, two well-proportioned bedrooms, including one with patio doors to the garden and a contemporary en-suite shower room. A stylish family bathroom completes the ground floor accommodation, fitted with both bath and separate shower cubicle.

To the first floor are two additional double bedrooms, both benefiting from eaves storage and en-suite facilities, offering excellent privacy and flexibility for guests or family members.

Externally, the property enjoys a substantial frontage with a generous driveway providing ample off-road parking and access to the garage. The enclosed rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor entertaining.

A particular feature of the property is the extensive detached garage extension, currently configured as office space with mezzanine storage above. Offering outstanding potential, the building could be adapted to incorporate cloakroom and bathroom facilities or converted into a self-contained annex, subject to the necessary planning permissions.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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- Immaculately presented detached chalet-style residence, comprehensively renovated





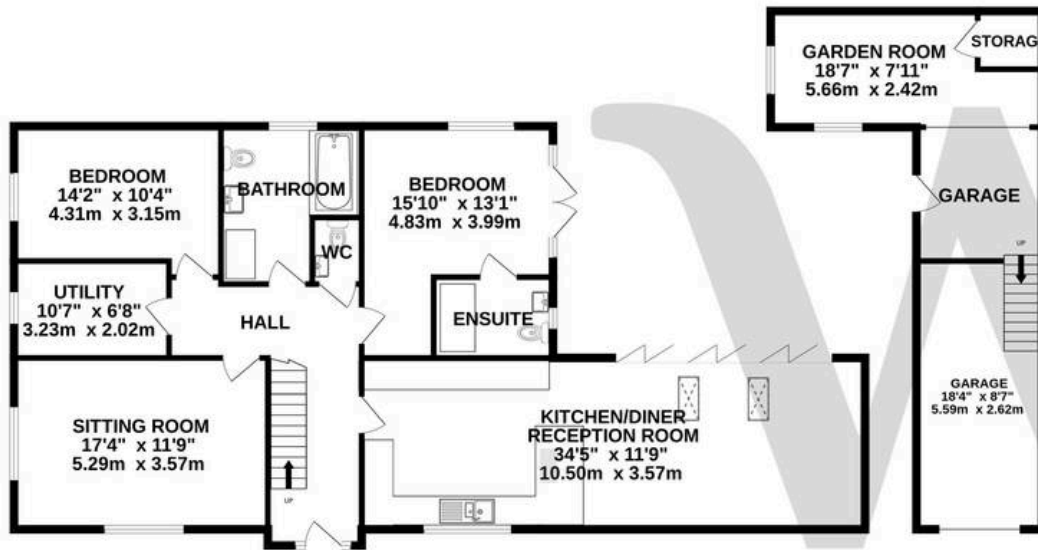
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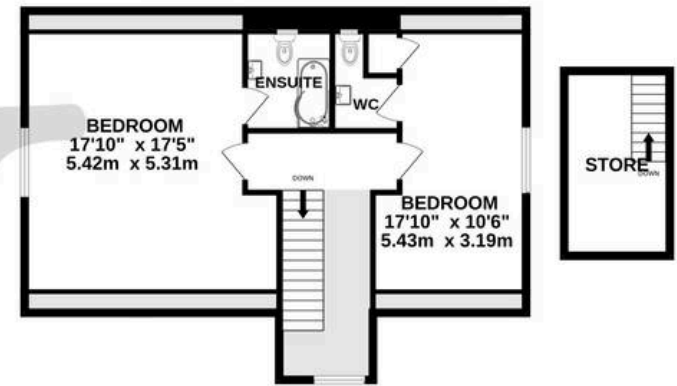
- Immaculately presented detached chalet-style residence, comprehensively renovated and significantly enhanced to an exceptional standard throughout
- Versatile and spacious accommodation across two floors
- Stunning open-plan kitchen/dining room with separate utility
- Five flexible bedrooms, including multiple en-suite facilities
- Ideal layout for multi-generational living or home working
- Extensive garage extension with annex potential (STPP) & Electric charging point
- Landscaped enclosed rear garden and generous corner plot with ample parking
- Positioned within a highly sought-after residential location



GROUND FLOOR
1657 sq.ft. (154.0 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2477 sq.ft. (230.1 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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