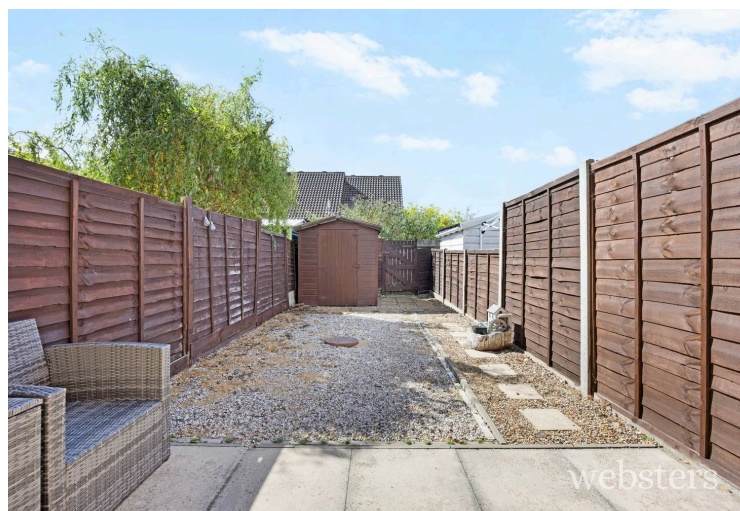




18 Castle Rise, Taverham

£180,000 Freehold

Beautifully presented throughout, this two-bedroom mid-terrace home is ideally positioned within the highly sought-after Thorpe Marriott development



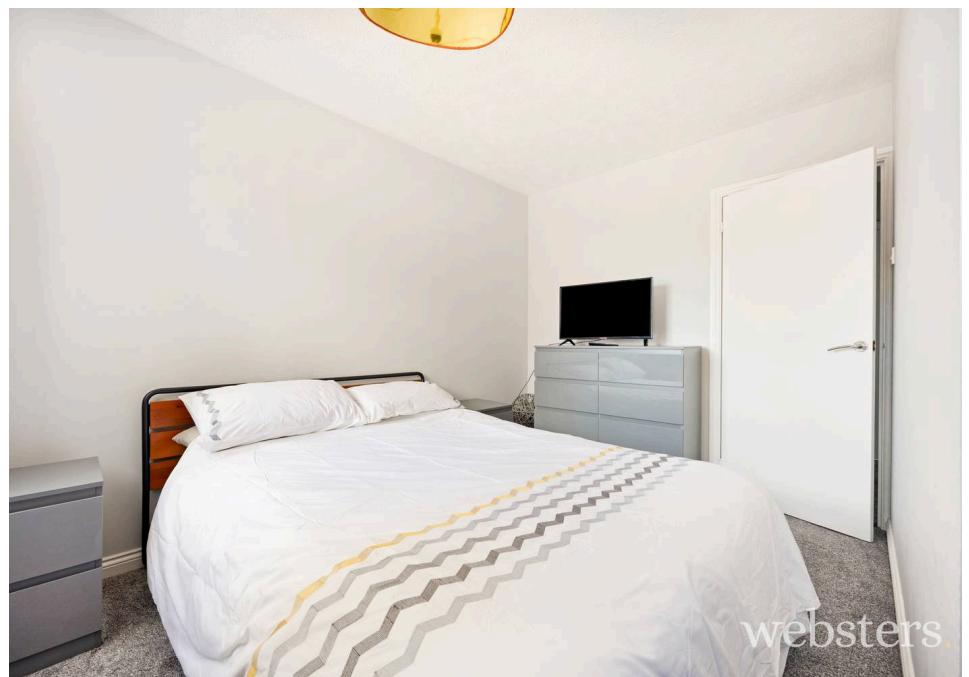
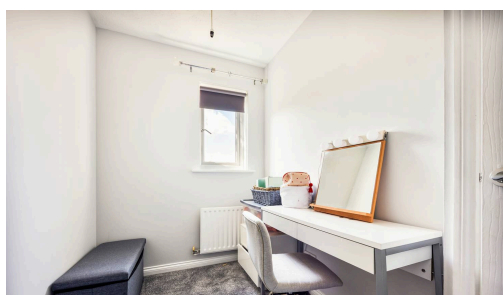
websters.

Beautifully presented throughout, this two-bedroom mid-terrace home is ideally positioned within the highly sought-after Thorpe Marriott development and would make an excellent choice for first-time buyers, downsizers or investors. Offered with no onward chain, the property is ready for its next owners to move straight in and enjoy.

The accommodation begins with a bright and welcoming lounge, featuring recently refitted carpets, a useful storage cupboard and stairs rising to the first floor. From here, a door leads through to the kitchen/breakfast room, which offers a range of fitted wall and base units with work surfaces over, an integrated oven, gas hob and extractor, along with space for a washing machine and freestanding fridge/freezer. There is also room for a breakfast table, while a rear door provides direct access to the garden.



- No Onward Chain – Ideal First-Time Buy
- Two-Bedroom Mid-Terrace Home
- Highly Sought-After Thorpe Marriott Location
- Well-Presented Throughout
- Spacious Lounge with Recently Fitted Carpets
- Kitchen/Breakfast Room Leading to Rear Garden
- Low-Maintenance Enclosed Rear Garden
- Two Allocated Parking Spaces



Upstairs, the landing offers additional storage and access to the loft. The principal bedroom is a comfortable double with two front-facing windows, while the second bedroom overlooks the rear garden and provides a versatile space for a child's room, guest bedroom or home office. Completing the accommodation is the family bathroom, fitted with a panelled bath with electric shower over, wash basin and WC.

Outside

To the right of the property are two allocated parking spaces, providing convenient off-road parking. The enclosed rear garden has been designed with ease of maintenance in mind, being predominantly laid to shingle with a hard-standing patio area ideal for outdoor seating. Timber fencing provides privacy, while a storage shed and gated rear access add further practicality.

The Location

Thorpe Marriott is a popular and well-established residential development situated between Taverham and Drayton, offering an excellent balance of suburban living and convenient access to Norwich. The area benefits from a range of local amenities, schools, shops and recreational facilities, along with nearby woodland and green spaces. Regular transport links provide straightforward access into Norwich city centre, making the location particularly appealing to commuters, couples and young families.

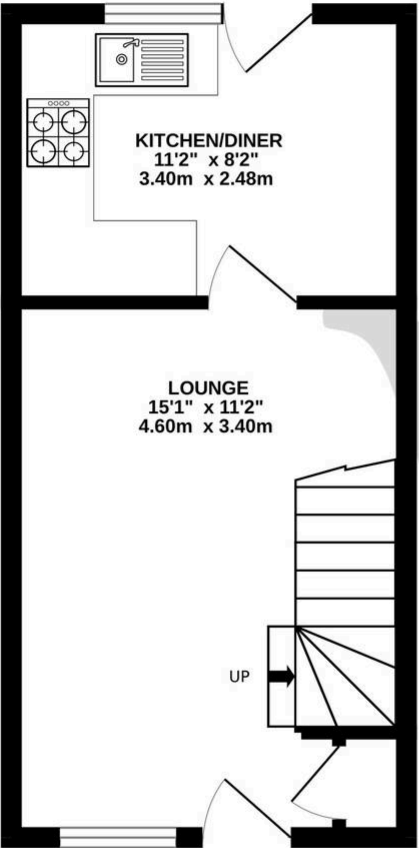
Council Tax band: B

Tenure: Freehold

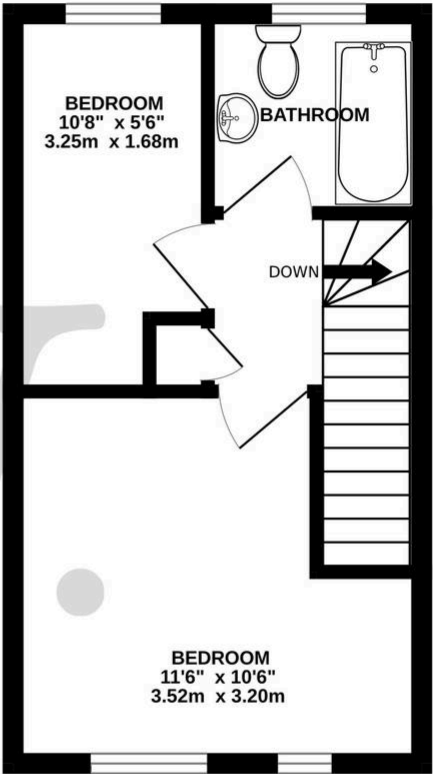
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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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