



Laburnum Avenue | , Taverham, Norwich, Norfolk,
NR8 6JY

£1,350 pcm

Gilson Bailey are delighted to offer this THREE BEDROOM detached family home located within a lovely part of the popular suburb of Taverham. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor there are three bedrooms and family bathroom off-landing. Outside there is a good sized, shingled, front driveway for off-road parking and mature, garden to the rear with access to a single, brick built garage with additional parking space. The house benefits from double glazing, gas fired central heating. Tax Band C . UNFURNISHED

Available From: 16 March 2026




Lounge (Ground Floor)

 4.45m (14'8") x 2.99m (9'10")
 Double glazed window to front, radiator.

WC (Ground Floor)

Low level WC, hand wash basin, radiator, frosted double glazed window to front.

Bedroom One (First Floor)

 4.42m (14'7") x 3.02m (9'11")
 Double glazed window to front, radiator.

Bedroom Three (First Floor)

 2.91m (9'7") x 2.50m (8'3")
 Double glazed window to rear, radiator.

Bedroom Two (First Floor)

 2.98m (9'10") x 2.50m (8'3")
 Double glazed window to rear, radiator, built-in wardrobes.

First Floor Landing (First Floor)

With doors to all rooms.

Accommodation Comprises:

Front door to:

Outside - Front

Shingled driveway providing ample off-road parking, lawned area.

Outside - Rear

Patio seating area, lawned area, mature plants and shrubs, enclosed by timber fencing with rear gate access to:

Bathroom (Ground Floor)

 2.86m (9'5") x 1.99m (6'7")
 Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window to front.

Dining Room (Ground Floor)

 3.46m (11'5") x 3.41m (11'3")
 UPVC patio doors to rear, radiator, stairs to first floor.

Entrance Hall (Ground Floor)

With doors to kitchen, lounge and WC.

Kitchen (Ground Floor)

 2.99m (9'10") x 2.56m (8'5")
 Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted oven, space for washing machine and dishwasher, double glazed window to rear, radiator.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(76-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Efficiency Rating: **70** (D)

Potential Energy Efficiency Rating: **85** (B)

Directions: Head east on Prince of Wales Rd towards St Vedast St, Follow A147 and A1067 to Taverham Rd in Drayton, Turn left onto Taverham Rd, At the roundabout, take the 3rd exit onto Sandy Ln, Turn left onto Laburnum Ave