



Walnut Tree Drive, Framingham Earl - NR14 7UP





## Walnut Tree Drive

Framingham Earl, Norwich

Presented in IMMACULATE CONDITION, this detached family home includes a remaining NHBC WARRANTY, with a striking and inviting interior, with over 1400 Sq. ft (stms) of accommodation. With GREEN SPACE to front, the property enjoys a tucked away setting, with BESPOKE LANDSCAPED GARDENS including ATTRACTIVE BLOCK PAVING, summer house, shed and a GREEN HOUSE. The LARGE DRIVEWAY allows for DOUBLE and TANDEM PARKING, with access to the DOUBLE GARAGE. The accommodation comprises a WELCOMING HALL ENTRANCE, with a 15' SITTING ROOM, study, W.C and 28' KITCHEN/LIVING SPACE. With ample room for SOFT FURNISHINGS and a DINING TABLE, the fitted kitchen includes QUARTZ WORK SURFACES and blends seamlessly into this ideal LIVING SPACE, with a separate UTILITY ROOM beyond. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing - ALL WITH BUILT-IN WARDROBES, with a PRIVATE EN SUITE and 10' FAMILY BATHROOM - both presented in AS NEW CONDITION.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





- Modern Build Detached Family Home
- Over 1400 Sq. ft (stms) of Accommodation
- Overlooking Green Space with Ample Parking & Double Garage
- 28' Kitchen & Living Space
- Two Formal Reception Rooms
- Four Double Bedrooms
- En-Suite, Family Bathroom & W.C
- Beautifully Landscaped & Bespoke Gardens

Situated within the highly sought after South Norwich village of Framingham Earl/Poringland, the village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

#### SETTING THE SCENE

Overlooking green space to front, the property is set back from the road with a low maintenance brick-weave frontage, and adjacent double and tandem length brick-weave driveway which in turn leads to the double garage.

#### THE GRAND TOUR

When you head inside, wood effect flooring runs through the hall entrance creating the ideal meet and greet space, with stairs rising to the first floor landing and useful built-in storage below. The accommodation leads off the main hall entrance including the front facing sitting room with a feature fireplace and wood effect flooring underfoot, with bespoke window shutters to the front facing window which overlooks the open



green space. Sitting opposite is the ground floor study which is presently used as a further dining area, with wood effect flooring and bespoke window shutters to the uPVC double glazed window. A useful WC leads off the hall entrance with half tiled walls to two sides along with the white two piece suite and wood effect flooring. The main feature of this home is the rear facing kitchen, dining and family space which offers ample room for a range of furniture including soft furnishings and a table. The kitchen itself is well fitted and includes extensive storage in a u-shaped design which also forms a breakfast bar out of the Quartz work surfaces. Integrated cooking appliances include an inset gas hob and built-in electric double oven, with matching splash back and extractor fan above, with under cupboard lighting and stainless steel sink unit. Integrated appliances include a fridge freezer and dishwasher, with tiled flooring underfoot running through the entire space. Twin sets of French doors and a window overlook the rear garden creating the ideal setting during the summer months. Recessed spotlighting runs through the ceiling ensuring a light and bright feel with a useful utility room leading off - finished in a matching style with space for laundry appliances and the wall mounted gas fired central heating boiler. A door takes you to the side driveway with tiled flooring underfoot.

Heading upstairs the landing is finished with fitted carpet and the useful built-in airing cupboard, with a further storage cupboard and loft access hatch above. Doors lead off to the four bedrooms starting with the main bedroom at the front which is complete with fitted carpet and a triple width wardrobe behind sliding mirrored doors, and front facing window with bespoke window shutters. The private en suite leads off, presented in immaculate condition with a white three piece suite including tiled splash-backs and a heated towel rail. The second bedroom also sits at the front of the property with bespoke window shutters and a built-in twin set of double wardrobes with the two smaller bedrooms both comfortably housing double beds including built-in wardrobes. Completing the property is the family bathroom which is a generous size with a white four piece suite including a separate shower cubicle and bath with attractive tiled splash-backs and wood effect flooring underfoot.

#### FIND US

Postcode : NR14 7UP

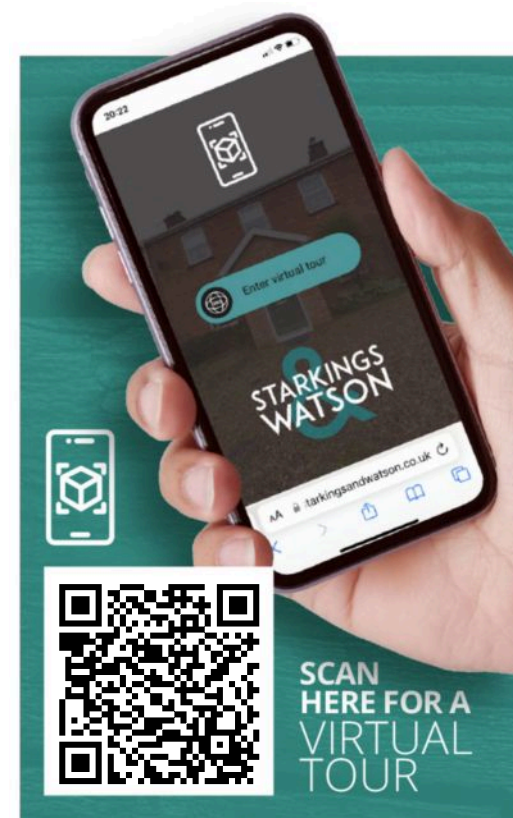
What3Words : ///eradicate.turntable.bogus

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

A water softener is installed. An annual service charge for the upkeep of communal green space is charged in the region of £462.48 PA.











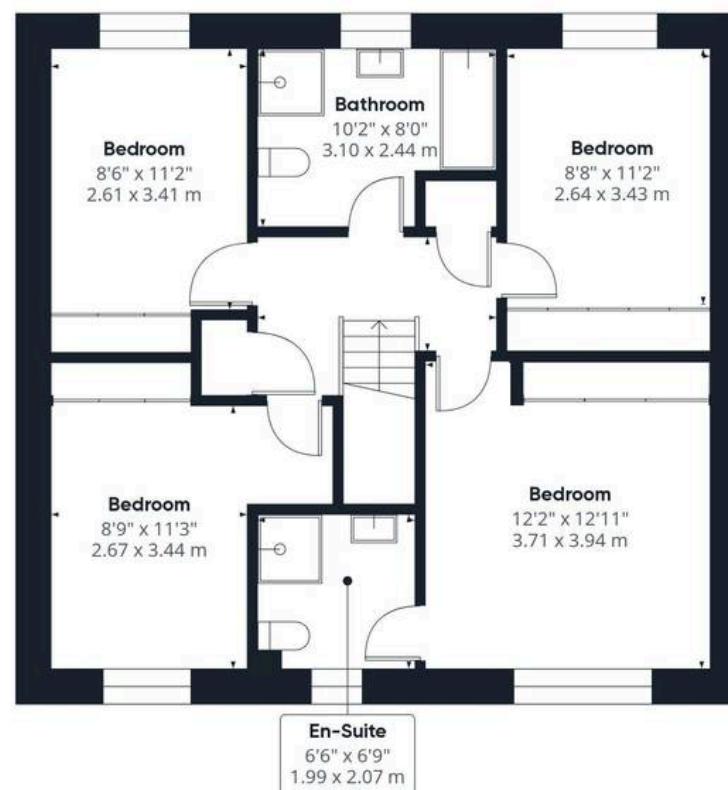
## THE GREAT OUTDOORS

The rear garden has been beautifully landscaped to incorporate an attractive block paved patio seating area with a central lawn and enclosed timber fence boundaries. A timber built summer house sits to one corner along with a separate shed and greenhouse, with the benefit of outside water and power being installed. Gated access leads to the rear to the driveway, where the double garage can be found, with twin up and over doors to front, door to side, storage above, power and lighting.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1413.54 ft<sup>2</sup>

131.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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