



Walnut Tree Drive, Framingham Earl - NR14 7UP



Walnut Tree Drive

Framingham Earl, Norwich

Tucked away in a sought-after enclave overlooking GREEN SPACE and with FIELD VIEWS to the side, this EXECUTIVE STYLE detached FAMILY HOME is a sanctuary of MODERN LIVING. The current vendor has found their ideal property, making this STUNNING HOME available for a new fortunate owner. Spanning over 1520 sq. ft (stms) of METICULOUSLY DESIGNED ACCOMMODATION, this residence boasts a harmonious BLEND of SPACE and STYLE. The interior is graced with a 17' SITTING ROOM offering VIEWS over GREEN SPACE, a 28' OPEN PLAN KITCHEN/LIVING SPACE bathed in natural light from the TWIN FRENCH DOORS and ample room for entertaining and dining, UTILITY ROOM, ground floor study for seamless remote work, and a convenient W.C. FIVE SPACIOUS BEDROOMS offer comfort and privacy, including a LARGE MAIN BEDROOM with BUILT-IN WARDROBES and a SPACIOUS EN SUITE including a SHOWER and BATH. The family bathroom completes the property, with a further shower and bath. Step outside into the great outdoors, where the LANDSCAPED GARDEN includes a raised PATIO seating area and central lawn, creating a serene oasis for relaxation. A LARGE DOUBLE DRIVEWAY and DOUBLE GARAGE ensure the property is future proofed for young families.



Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: B

- Vendor Found!
- Executive Style Detached Family Home
- Over 1520 Sq. ft (stms) of Accommodation
- 17' Sitting Room Overlooking Green Space
- 28' Open Plan Kitchen & Living Space with Twin French Doors
- Ground Floor Study & W.C
- Five Spacious Bedrooms
- Landscaped Gardens with a Generous Plot

Situated within the highly sought after South Norwich village of 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

Tucked away in a cul-de-sac setting on the fringes of the development overlooking open green space, the property sits back from the road with a double driveway, off road parking for up to four vehicles with access leading to the double garage beyond. The front garden is low maintenance with areas of shingle, whilst the pathway leads to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring with stairs rising to the first floor landing and doors taking you to the main living spaces. Immediately to your left as you enter is the main sitting room with a feature fireplace and front facing window overlooking the open green space whilst fitted carpet runs underfoot. Sitting adjacent is the ground floor study complete with wood effect flooring and a further front facing window to enjoy the green space views beyond. A useful W.C leads off the hallway with half tiled walls, wood effect flooring and a white two piece suite. Running across the width of the property is the open plan kitchen, dining and family space merging both entertaining and dining with functional needs. The kitchen offers a bespoke L-shape range of wall and base level units with granite work surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with extractor fan above. Under cupboard lighting runs around the work surfaces with wood effect flooring underfoot, space for an American style fridge freezer and an integrated dishwasher. There is ample room for a dining table and soft furnishings with two sets of French doors leading out to the garden space. The utility room extends the storage whilst also providing laundry space with room for a washing machine and the wall mounted gas fired central heating boiler, with granite work surfaces continuing, and the side access door to the driveway.

Heading upstairs, the carpeted landing includes a useful built-in storage cupboard with loft access hatch above and doors taking you to the five bedrooms. Starting in the main double bedroom, a front facing window enjoys a tree lined and green space view to front, with two windows and ample space for a dressing room whilst a built-in wardrobe has been created with sliding doors.

A door leads off to a private en suite shower room with an attractive decor and splash-backs including a white four piece suite with a walk-in shower including a rainfall twin head shower, and separate bath - surrounded with aqua board splashbacks and tiled splash-backs along with a heated towel rail. The second bedroom also sits to the front of the property with green space views and a range of built-in wardrobes. The three further bedrooms sitting across the rear of the property are finished with fitted carpet and double glazing. Completing the property is the family bathroom which offers a further white four piece suite with a separate bath and walk-in shower cubicle, with electric shower, tiled splash-backs and heated towel rail.

FIND US

Postcode : NR14 7UP

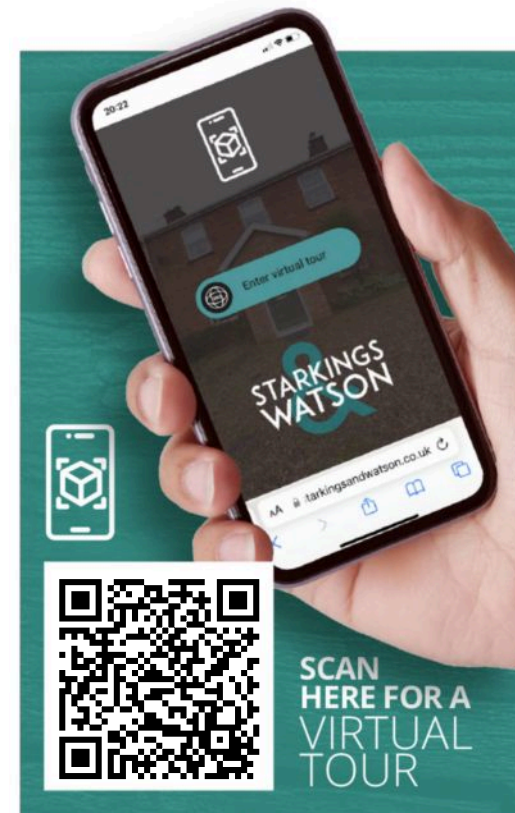
What3Words : ///shadowed.sweetened.shack

VIRTUAL TOUR

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

AGENTS NOTES

An annual charge is due for the upkeep of communal green space.







THE GREAT OUTDOORS

Carefully landscaped during our vendors tenure, a raised patio seating area and central lawn sit with a further patio which runs across the width of the property where the two sets of French doors lead out, with full power to outside areas including top patio area and garden bar shed, creating the ideal entertaining and al fresco dining space enclosed with timber panelled fencing. The garden offers a variety of mature planting within the raised beds, along with a useful storage area to the rear of the garage, with two wildlife ponds and gated access to the side of the driveway, with a door taking you to the garage itself. The garage is accessed via two up and over doors to the front or the side door, with storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1522.88 ft²

141.48 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.