

FREEHOLD



House - Detached

69 WALSINGHAM DRIVE, TAVERHAM, NR8 6FZ

Guide Price

£425,000

FEATURES

- Detached Family Home
- Modern Open Plan Kitchen
- Cu-De-Sac Location
- Ample Off Road Parking
- 3/4 Bedrooms
- Separate Utilitiy
- Landscaped Rear Garden
- Garden Room



4 Bedroom House - Detached located in Taverham

Immaculately presented and deceptively spacious detached family home nestled at the end of a cul de sac on the edge of development. The property offers flexible accommodation and with two bathrooms (one on the ground floor and one upstairs) and a W.C this lends itself to being ideal for families of multiple generations with bedrooms on the ground floor. This extended property has undergone a number of improvements over the years and has a lot of space to offer. The ground floor comprises entrance hall, W.C, snug, sitting room, kitchen/breakfast room with built in appliances, utility room, dining room, garden room and shower room. On the first floor are three further bedrooms all with built in storage and a separate modern fitted family bathroom. Externally, the rear garden has been landscaped and designed to keep maintenance to a minimum. It has a Mediterranean feel is private and backs onto trees. There is a driveway to the front that provides off-road parking for several vehicles.

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Council Tax Band
D



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

