

FREEHOLD

House - Detached

WALSINGHAM DRIVE, TAVERHAM

Price Guide

£400,000

FEATURES

- £400,000 - £425,000
- Four bedroom detached family home
- Immaculately modernised throughout
- Stunning Wren kitchen throughout
- Garden room & utility room
- Stunning bathroom & Double shower room
- Landscaped rear garden with artificial grass
- Cul de sac location
- No onward chain
- Highly sought after position



4 Bedroom House - Detached located in Taverham

Nestled in the tranquil cul-de-sac of Walsingham Drive, Taverham, this exceptional four-bedroom detached family home offers a perfect blend of modern living and comfort. The property has been meticulously modernised throughout, ensuring that no expense has been spared on its high-quality fixtures and fittings.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, a spacious lounge, and a stunning kitchen/dining room. The kitchen is a true highlight, featuring a beautiful Wren design complemented by elegant quartz worktops, Bosch and Siemens appliances including a self cleaning oven making it a delightful space for both cooking and entertaining. Adjacent to the kitchen, the garden room provides a lovely view of the landscaped rear garden, which boasts artificial grass and a stylish slate-tiled patio, perfect for outdoor gatherings.

The ground floor also includes a practical utility room,

while the first floor accommodates four well-proportioned bedrooms, including a double bedroom that has been thoughtfully extended over the garage. The family bathroom and an additional double wet room ensure ample facilities for the entire family.

This property is immaculately presented and benefits from a garage and a driveway with parking for up to three vehicles, making it ideal for families or those who enjoy hosting guests. With its fully enclosed garden and the added advantage of being offered with no onward chain, this home is ready for you to move in and enjoy.

In summary, this modern family home on Walsingham Drive is a rare find, combining stylish living spaces with practical amenities in a peaceful setting. Don't miss the opportunity to make this stunning property your own.

Entrance Hall

Engineered wood flooring, stairs to first floor, doors to cloakroom and lounge

Cloakroom

Engineered wood flooring, low level W/C, wall mounted wash basin, obscured double glazed window to front, radiator, tiled splash back.

Lounge

12'11" (max) x 14'10"

Engineered wood flooring, double glazed window to front, radiator, door to kitchen/dining room

Kitchen/ Dining Room

16'5" x 9'5"

Quartz tiled flooring, a range of fitted Wren base, wall and drawer units with quartz worksurfaces, integrated Siemens self cleaning oven, Siemens induction hob, Bosch extractor, Siemens built in microwave, integrated Bosch fridge/ freezer, integrated Bosch dishwasher, under stair storage cupboard, flexi tap, sink unit, quartz splashbacks, double glazed window to rear, bifold doors to garden room, door to utility

Garden Room

Quartz floor tiles, radiator, double glazed window to rear, door to garden.

Utility Room

8'2" x 7'9"

Quartz tiled flooring, a range of Wren fitted base and wall units with quartz work surfaces, radiator, plumbing and space for washing, space for tumble dryer, double glazed window to rear, door to garage.

Landing

Fitted carpet, doors to bedrooms and bathroom, access to loft space.





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Bedroom One

12'9" x 8'11"

Fitted carpet, radiator, double glazed window to front, built in wardrobes.

Bedroom Two

9'11" x 9'6"

Fitted carpet, radiator, built in wardrobe, double glazed window to rear.

Bedroom Three

9'0" x 7'7"

Fitted carpet, radiator, double glazed window to front, fitted wardrobe.

Bedroom Four

10'6" x 7'1"

Fitted carpet, radiator, double glazed window to front, storage cupboard.

Bathroom

8'2" x 4'9"

LVT flooring, porcelain tiles, bath with Mira rain drop effect shower, double vanity sink unit with storage, low level W/C, spotlights, porcelain splash backs, radiator, obscured double glazed window to rear.

Wet room

6'3" x 5'1"

Fully tiled walls and floor, x2 thermostatically controlled rain drop effect shower heads, radiator, extractor, double glazed window to rear.



Outside

To the front is a driveway leading to the garage providing ample off road parking.

The rear garden offers a tranquil, low maintenance and private area with a slate tiled seating area and artificial grass garden. There is a range of plants and shrubs, railway sleepers, outside lighting, tap and gated access leading to the front.

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01603 338433

norwich@thinkproperty.ltd
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Council Tax Band

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(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.

