

## 69 Walsingham Drive, Taverham - NR8 6FZ

£425,000 Freehold

Welcome to this extended four-bedroom detached house, located in a quiet cul-de-sac, offering the perfect family home with a non-overlooked position that ensures both privacy and peace. This well-designed property features a spacious and flexible layout, including a modern fitted kitchen with a separate utility room, a bright lounge, and a dining room with a character central island. The ground floor also offers a versatile bedroom that could be used as a study, along with a convenient downstairs shower room and an additional WC. Upstairs, you'll find the family bathroom and three well-appointed bedrooms. The beautifully landscaped garden, with artificial grass, a porcelain grey patio, and a practical storage shed, provides an ideal outdoor space. A driveway offers off-road parking for up to three vehicles.

## Location

Walsingham Drive is located in the sought-after area of Taverham, a peaceful and well-established neighbourhood just a short drive from the city of Norwich. The area is well-served by local amenities, including shops, schools, and parks, making it a great choice for both families and professionals. Taverham also offers excellent transport links, with easy access to major roads and public transport, ensuring a smooth commute to Norwich and beyond. The nearby countryside provides plenty of opportunities for outdoor activities, offering the convenience of urban living alongside natural surroundings.

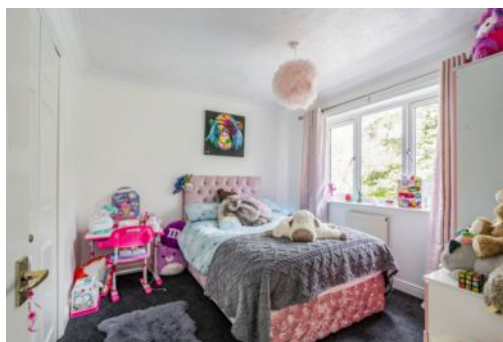


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- D



## Walsingham Drive, Taverham

Upon entering the property, the entrance hall leads to a conveniently located WC with tiled walls, setting the tone for the thoughtful design and layout of the home. Moving through to the bright and spacious lounge, one is greeted with plush carpet flooring that adds a touch of warmth to the room, creating an inviting space for relaxation and entertaining.

The modern and stylish fitted kitchen features ample white fitted cupboards, wood-effect counters, two electric ovens, an induction hob with extractor over, and an understairs cupboard for additional storage. The kitchen is practical and well laid out, with plenty of space for food preparation and everyday use, designed with style and practicality in mind. Just off the kitchen, the separate utility room offers further convenience, with matching fitted cupboards, additional counter space, and plumbing for two washing machines and a dishwasher. A door from the utility room opens out to the rear garden, making household tasks easy to manage without disrupting the main living areas.

The open-plan kitchen flows into the dining room, where a central island with a characterful wood surface and glass overlay provides additional storage and serves as a stylish feature, perfect for family meals and social occasions. A separate reception room, with French doors leading outside, offers flexibility and convenience, complemented by a shower room for added practicality.

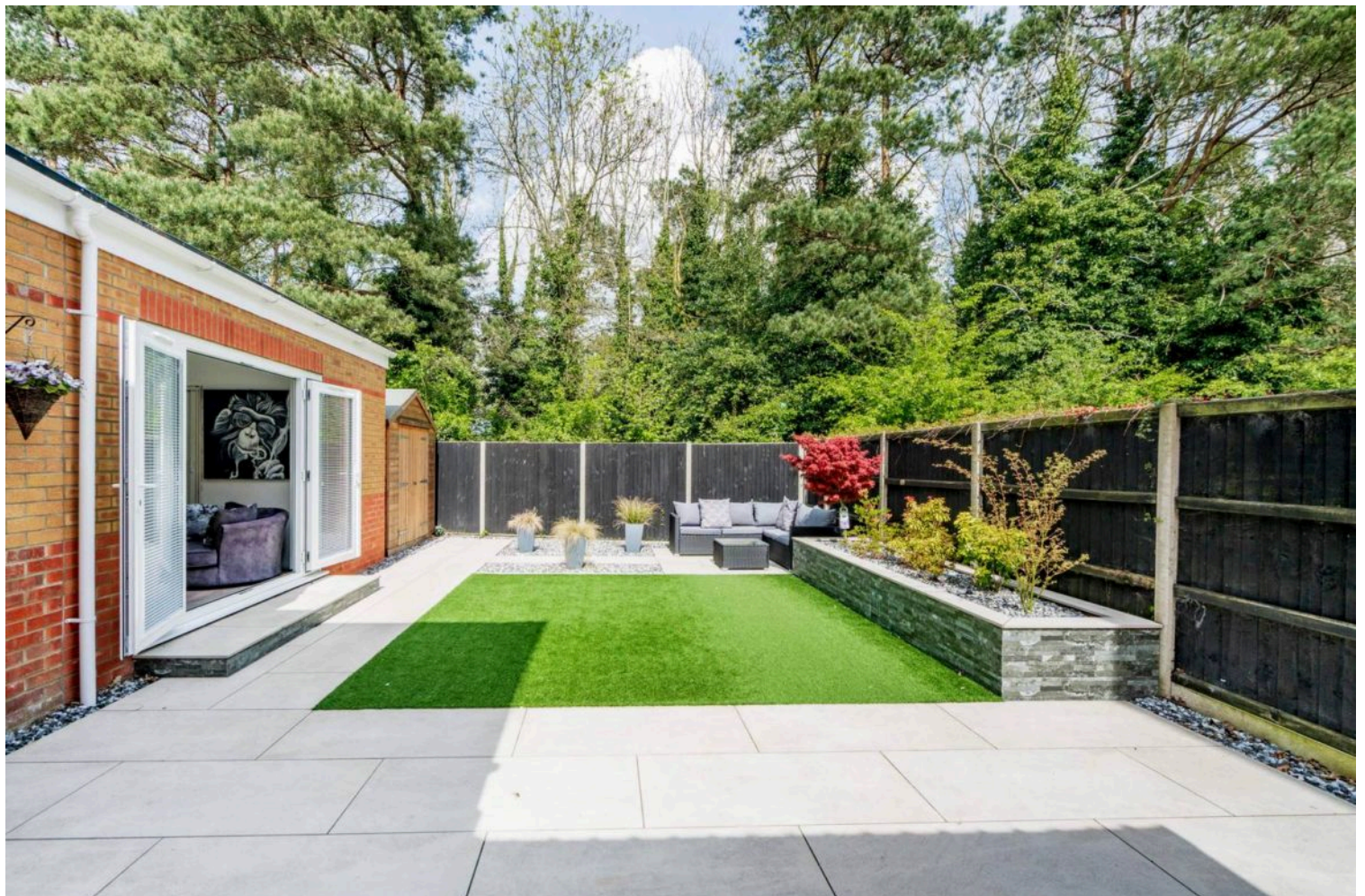
The ground floor is completed with the first spacious bedroom, which can also be used as a study or additional reception room.

Ascending the staircase, the first floor reveals three well-appointed bedrooms, two of which benefit from built-in cupboards, while the third provides under stairs storage. A family bathroom with a panelled bath and shower over completes this level, ensuring well-equipped facilities for the household.

Additionally, the property benefits from double glazing throughout, ensuring better insulation and energy efficiency.

Outside, the beautifully landscaped enclosed garden offers a low-maintenance space, featuring artificial grass and a porcelain grey patio area perfect for outdoor dining and relaxation. A cosy seating area is connected by a neat pathway, ideal for enjoying sunny days or hosting gatherings. A practical storage shed is also included, adding convenient storage solutions and enhancing the functionality of the garden. The space is private, bordered by a raised planter, and enclosed by a timber fence, providing privacy and complementing the woodland backdrop. A timber side gate provides access to the front.

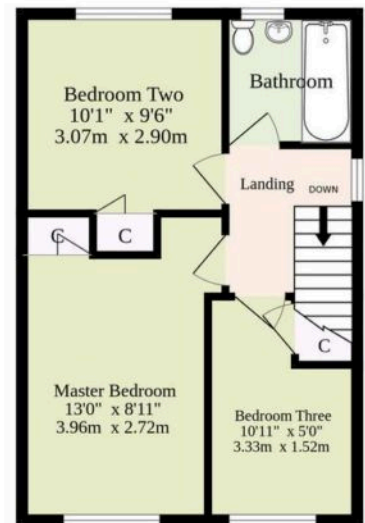
To the front, a brick-weave driveway offers parking for up to three vehicles, ensuring convenience for residents and guests alike.



Ground Floor  
774 sq.ft. (71.9 sq.m.) approx.



1st Floor  
253 sq.ft. (23.5 sq.m.) approx.



Sqft Excludes Entrance Hall, Wc, Shower Room, Landing And Bathroom

TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

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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