

ARLINGTON
PARK



ARLINGTON
PARK



8 Walnut Close

Taverham, Norwich, NR8 6YN

Price £450,000



4 2 4 C

This stunning four-bedroom home has been thoughtfully extended and upgraded to offer modern living at its finest. With an impressive open-plan kitchen/diner/family space, three reception rooms, and a south-facing garden providing privacy and tranquillity, this property is perfect for family life. Located in the desirable area of Taverham, it boasts excellent amenities and transport links, making it an ideal choice for your next home.

This beautifully extended property offers an impressive open-plan kitchen, dining, and family space, complemented by modern features including Velux roof lights, and a stunning high-spec kitchen—perfect for contemporary living. The generous accommodation includes three reception rooms, one of which is a study, four double bedrooms, an en-suite to the principal bedroom, and a family bathroom.

Outside, the south-facing rear garden provides a tranquil, private retreat, enhanced by mature planting and lighting. To the front, there is ample off-road parking and access to a single garage.

Entrance Hall - Fitted with Karndean wood-effect flooring, a feature radiator, and stairs leading to the first-floor landing with under-stair storage. Doors to:

Sitting Room - Includes a radiator, front-facing window, TV and telephone points, and double doors opening to the kitchen/dining room.

Study - Continues with Karndean wood-effect flooring from the hallway, radiator, cupboard housing the gas combi boiler, and a front-facing window.

Kitchen/Diner - A high-spec kitchen featuring a range of wall and base units with rolled-edge worktops and matching upstands, USB sockets, and LED accent lighting. Includes an inset sink with mixer tap, integrated slide-out bin, induction hob with glazed splashback and extractor hood, and integrated Neff slide-and-hide oven and microwave. Additional integrated appliances include a dishwasher, washing machine, larder fridge, and wine cooler. Plinth heater connected to central heating. Karndean wood-effect flooring, rear-facing window, and side door access.

Family Room - Creating a seamless open-plan layout with the kitchen/diner. Features Karndean wood-effect flooring, windows to the side and rear, doors opening to the rear garden, vaulted ceiling with recessed spotlights, and four Velux skylights.

Ground Floor WC - Includes a concealed cistern WC, pedestal handwash basin, Karndean wood-effect flooring, heated towel rail, side-facing window, and extractor fan.

Landing - Stairs rise from the ground floor to a landing with an airing cupboard housing the hot water cylinder, loft access, and doors to:

Principal Bedroom - Spacious double bedroom with a radiator, built-in double wardrobe, and front-facing window. Door to: En-Suite - Comprising a WC, vanity unit with handwash basin and storage, shower cubicle with thermostatic shower, tiled splashbacks and flooring, heated towel rail, front-facing window, recessed spotlights, and extractor fan.

Bedroom 2 - Double bedroom with a radiator, built-in double wardrobe, front-facing window, and recessed spotlights.

Bedroom 3 - Double bedroom with a built-in single wardrobe and rear-facing window.

Bedroom 4 - Double bedroom with a built-in single wardrobe and rear-facing window.

Family Bathroom - Features a WC, vanity unit with handwash basin and storage, panelled bath with thermostatic shower and glazed screen, tiled splashbacks and flooring, heated towel rail, rear-facing window, recessed spotlights, and extractor fan.

Outside

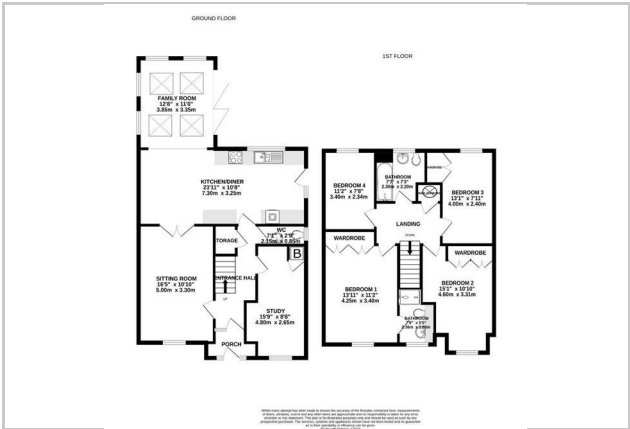
Rear Garden - The south-facing rear garden offers excellent privacy, featuring a patio area surrounded by mature planting, a well-maintained lawn, and external lighting, making it perfect for both relaxation and entertaining. A garden shed with power and light is included, and the garden is fully enclosed with panel fencing and mature trees.

Front Garden - The front provides ample off-road parking on the driveway, with a shingled area to one side, gated side access to the rear garden, and access to the single garage.

Garage - (2.85m x 5.75m / 9'4" x 18'10") Features an up-and-over door, utility space, storage in the roof area, power, and lighting.

Location - Situated in the sought-after area of Taverham, this property benefits from excellent local amenities, including primary and secondary schools, shops, doctors, vets, and a library. The area offers fantastic transport links by car and bus, with the A47 close by and Norwich city centre just a short drive away.

- Four spacious double bedrooms
- Open-plan kitchen/diner layout
- Sought-after Taverham location
- Principal bedroom with en-suite
- South-facing private rear garden
- Ample off-road parking
- Single garage with storage
- ***CHAIN FREE***



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**25a Earlham Road, Norwich,
Norfolk, NR2 3AD**
Tel: 01603 577255 Email:
youragent@arlingtonpark.co.uk
<https://www.arlingtonpark.co.uk/>

