

FREEHOLD



House - Detached

WALSINGHAM DRIVE, TAVERHAM

Price Guide

£325,000

FEATURES

- Guide £325,000 - £335,000
- Stunning detached family home
- Three generous bedrooms
- Two reception rooms
- Beautiful kitchen/dining room
- Utility room
- Landscaped rear garden
- Modernised throughout



3 Bedroom House - Detached located in Taverham

Located in a highly sought after location, this stunning three-bedroom detached house offers a perfect blend of modern living and comfort. The property has been thoughtfully modernised to a high standard throughout, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation. The heart of the home is undoubtedly the beautiful modern kitchen and dining room, designed for both functionality and style. The garage has been cleverly converted to create a second reception room, providing additional space for family gatherings or a quiet study. A separate utility area and a cloakroom on the ground floor add to the convenience of this well-designed layout.

The first floor boasts three generous bedrooms, each offering ample space and comfort. Bedrooms one and two feature built-in wardrobes, ensuring plenty of storage for your belongings. A modern family bathroom completes the upper level, providing a serene space for unwinding.

Externally, the property benefits from a driveway at the front, accommodating parking for two cars, alongside a charming lawned garden area. The rear garden is a true highlight, beautifully landscaped with a raised decked seating area, perfect for entertaining or enjoying a quiet evening outdoors. Two additional paved patio areas enhance the outdoor experience, while the garden is predominantly laid to lawn, adorned with a variety of mature plants, trees, and shrubs, all enclosed by timber fencing. A generous storage shed provides practical space for garden tools and equipment.

This delightful home on Walsingham Drive is not just a property; it is a sanctuary for modern family living, offering both style and functionality in a sought-after location.

Entrance Hall

Laminate wood flooring, doors to rooms, stairs to first floor, radiator.

Lounge

13'11 x 10'9

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

Kitchen/dining room

10'9 x 9'4

Tiled flooring, range of fitted base and wall units with work surfaces over, integrated oven, hob and extractor hood, plumbing and space for dishwasher, under stairs storage cupboard, tiled splash backs, double glazed window to rear, doors to garden, door to utility.

Utility

8'2 x 7'7

Tiled flooring, range of fitted base and wall units with work surfaces over, plumbing and space for washing machine, space for tumble dryer, space for free standing fridge freezer, sink drainer unit, wall mounted gas boiler, double glazed window to rear, door to garden, door to reception two.

Reception two

16'3 x 7'7

Laminate wood flooring, radiator, double glazed window to front, access to loft space.

Cloakroom

Laminate wood flooring, low level W/C, wall mounted wash basin, part tiled walls, heated towel rail, obscured double glazed window to front, extractor.

Landing

Fitted carpet, doors to all rooms, double glazed window to side.





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Bedroom one

13'11 x 10'9

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

Bedroom two

10'11 x 9'5

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

Bedroom three

10'5 x 7'1

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

Bathroom

6'4 x 6

Tiled flooring, low level W/C, vanity sink unit, panelled bath with mixer shower attachment over, part tiled walls, obscured double glazed window to rear, heated towel rail.

Outside

To the front is a hard standing driveway providing off road parking for two vehicles.

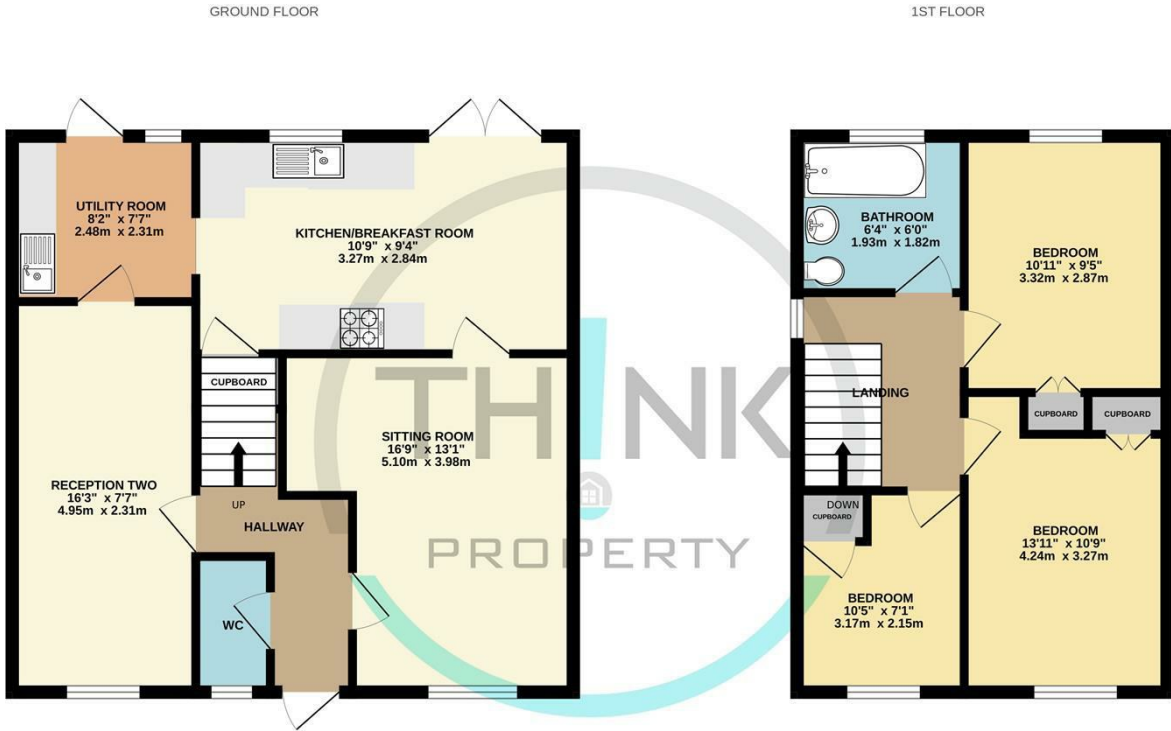
The rear garden is a generous size and beautifully landscaped. It is mainly laid to lawn with two paved patios and a raised decked seating area, perfect for outside dining. There is a range of mature plants, trees and shrubs, timber fencing and a convenient storage shed. The property also has solar panels and secure gated access to the rear garden.



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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		
(81-91) B	85	88
(69-80) C		
(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.

