

FREEHOLD



Bungalow - Detached

55 WALSINGHAM DRIVE, TAVERHAM, NORWICH, NORFOLK, NR8 6FZ

Price Guide

£325,000

FEATURES

- £325,000 - £350,000
- Detached Bungalow
- Recently Modernised Kitchen
- Conservatory
- Drive & Garage
- Three Bedrooms
- Modern & Stylish finish
- Open Plan Lounge/Dining room
- Generous Landscaped Rear Garden
- Separate W/C



 3  1  1  C



3 Bedroom Bungalow - Detached located in Norwich

**** £325,000 - £350,000 **** Located in a tranquil cul-de-sac on Walsingham Drive, Taverham, this charming three-bedroom detached bungalow offers a perfect blend of comfort and modern living for families or those seeking life on one level!

Upon entering, you are welcomed by a spacious entrance hall that leads to a recently refitted cloakroom, enhancing the practicality of the home. The current vendors have recently upgraded the kitchen to a stylish neutral finish with some fitted appliances for extra convenience.

The heart of the home is the inviting open plan lounge/dining room and is perfect for entertaining or enjoying quiet evenings, it is further enhanced by a delightful conservatory that overlooks the landscaped rear garden.

The generous rear garden is a true highlight, predominantly laid to lawn, offering a serene outdoor space for relaxation and recreation. It features a hard-standing seating area, shingle borders, and a variety of plants and shrubs, creating a lovely environment for gardening enthusiasts or those who simply wish to enjoy the outdoors. Additionally, the garden provides convenient access to the garage and the side of the property.

At the front, the driveway accommodates a single garage and offers further parking spaces, ensuring that you and your guests will never be short of room. This bungalow is not just a home; it is a sanctuary that combines modern amenities with a peaceful setting, making it an ideal choice for anyone looking to settle in Taverham.

Entrance Hall

Laminate flooring, doors to rooms, radiator, storage cupboard, access to loft space.

Cloakroom

Laminate flooring, wall mounted wash basin, vanity sink unit, heated towel rail, obscured double glazed window to side.

Kitchen

10'7" x 8'2"

Moduleo LVT flooring, range of fitted base and wall units with work surfaces over, integrated dishwasher, integrated oven, hob and extractor fan, plumbing and space for washing machine, space for free standing fridge/freezer, radiator, spotlights, double glazed window to side.

Lounge/Dining Room

21'7" x 12'7"

Moduleo LVT flooring, door to garden, door to conservatory, radiator.

Conservatory

11'5" x 9'3"

Vinyl flooring, door to garden, radiator.

Bedroom One

11'5" x 8'11"

Fitted carpet, radiator, built in wardrobe.

Bedroom Two

10'9" x 9'9"

Fitted carpet, radiator, double glazed window to front.





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Bedroom Three

9'10" x 7'2"

Fitted carpet, radiator, double glazed window to front.

Bathroom

Vinyl flooring, low level W/C, pedestal wash basin, panelled bath, tiled splash backs, heated towel rail, obscured double glazed window to side, extractor.

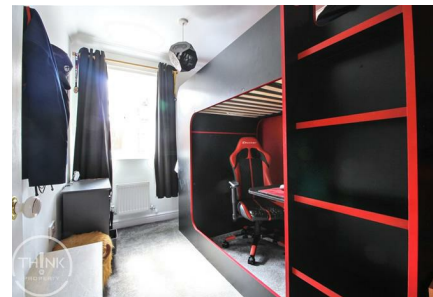
Outside

To the front is a driveway leading to the single garage, there is also further parking available to the front of the property.

The rear garden is generous and fully enclosed. It has been landscaped to include a children's play area. It is mainly laid to lawn with a paved seating terrace perfect for outside dining, a range of plants and shrubs, shingle borders and access into the garage and to the side of the property.

Other Features

The property boasts some recent upgrades including a recently refitted, kitchen and cloak room. Moduleo LVT flooring, some recently refitted windows and doors, 5 year warranty on the gas boiler and skimmed ceilings throughout.

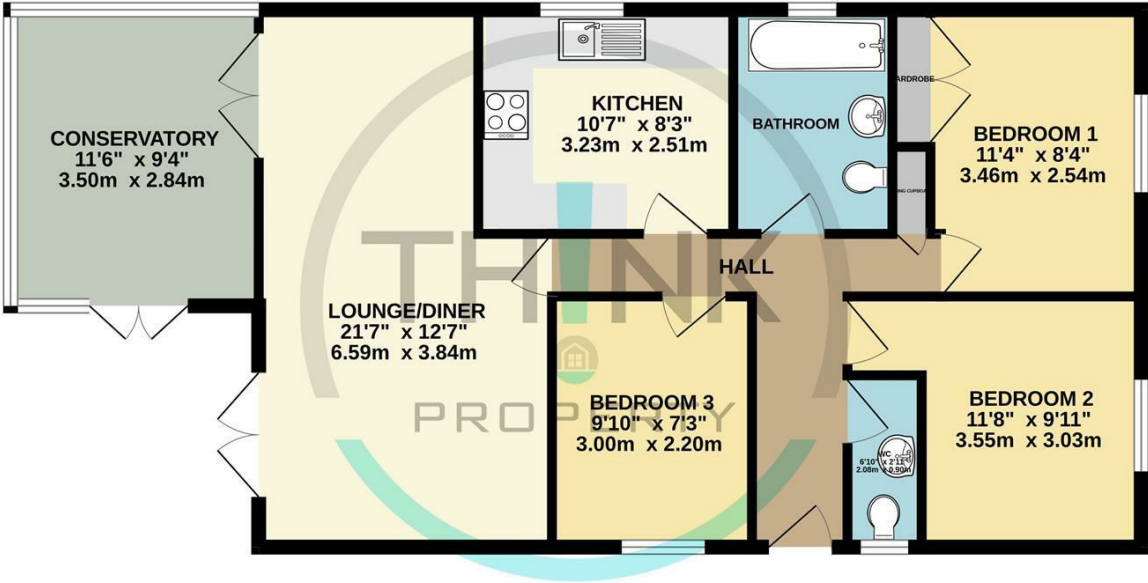


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GROUND FLOOR

Council Tax Band
D



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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

