



Walnut Tree Drive, Framingham Earl - NR14 7UP



Walnut Tree Drive

Framingham Earl, Norwich

Built in 2017 and fronting the development, over 1300 Sq. ft (stms) of accommodation can be found within, including a TANDEM DRIVEWAY and GARAGE. The accommodation offers an IMMACULATE NEUTRAL DECOR whilst being presented in AS NEW CONDITION. The accommodation is entered via a hall entrance, leading to a 16' SITTING ROOM, bay fronted DINING ROOM, WC and 25' KITCHEN/BREAKFAST ROOM with twin sets of FRENCH DOORS to the rear, and a range of INTEGRATED APPLIANCES. Upstairs, FOUR BEDROOMS lead off the landing, along with the family bathroom and EN SUITE shower room. To the outside, the GARDEN is fully enclosed and includes an EXTENDED PATIO with access to the detached GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- 2017 Built Detached Family Home
- Over 1300 Sq. ft (stms)
- Prominent Position with Enclosed Gardens
- Tandem Driveway & Garage
- Two Reception Rooms
- 25' Kitchen/Breakfast Room
- Four Bedrooms
- W.C, En Suite & Family Bathroom

Situated within the highly sought after South Norwich village of Framingham Earl and Poringland. The village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

SETTING THE SCENE

Fronting the development, the property is bordered with lawn gardens to front and side, with a tandem driveway offering off road parking and access to the detached garage.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and stairs rise to the first floor landing with doors leading to the main living space and kitchen. As you enter, on your right, a bay fronted reception room which is currently used as a dining space can be found with dual aspect windows and neutral décor. Sitting opposite is the formal sitting room with attractive wood shutters to the two front facing windows with fitted carpet underfoot and ample space for soft furnishings. A useful W.C sits towards the stairs with half tiled walls and a white two piece suite. Running across the rear of the property is the main kitchen/breakfast room with a U-shape arrangement of wall and base level units including ample space for soft furnishings and a further dining table if required. Twin sets of French doors lead out into the rear garden along with a window offering a high degree of natural light, with the kitchen offering an integrated gas hob and electric double oven complete with a stainless steel splash back and extractor fan. Further white goods include an integrated dishwasher, washing machine and fridge freezer. Wood effect flooring runs underfoot with the wall mounted gas fired central heating boiler tucked away in a cupboard to one side.

Heading upstairs, the carpeted landing offers a built-in airing cupboard with doors leading to the four bedrooms - all of which are finished with fitted carpet underfoot. The smallest of the bedrooms also includes a useful built-in cupboard and dual aspect windows. The main bedroom offers twin windows to enhance the natural light with a door leading to an ensuite shower room, finished with a white three piece suite including, tiled splash-backs and a heated tower rail. Completing the property is the family bathroom with a separate bath and shower cubicle along with tiled splash-backs and a heated towel rail.

FIND US

Postcode : NR14 7UP

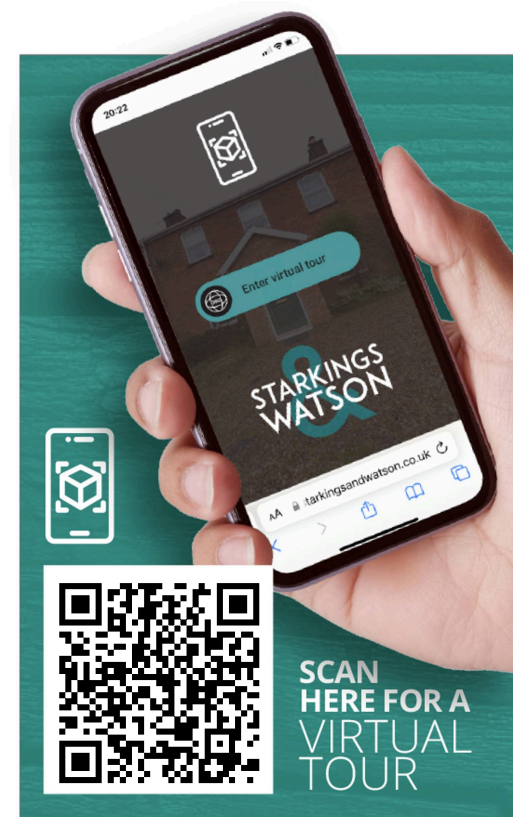
What3Words : ///rewrites.elite.flank

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

An annual service charge is due for the upkeep of communal green space.







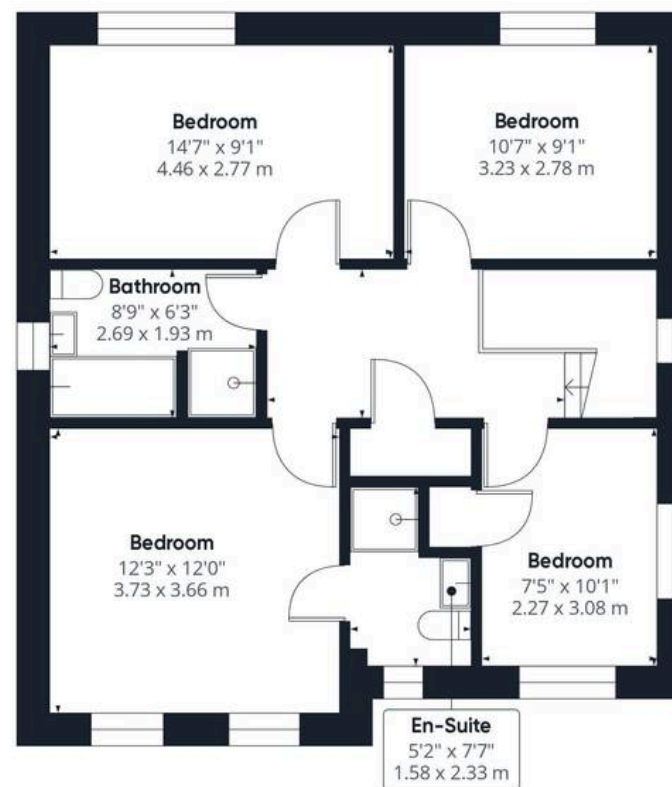
THE GREAT OUTDOORS

The outside rear garden is enclosed with timber panel fencing and brick walling, whilst being finished with a central lawn and full width patio which runs the to the adjacent garage. A variety of mature planting can be found to the borders with an outside water supply and gated access to the driveway. The garage is finished with an up and over door to front, door to side, power and lighting.

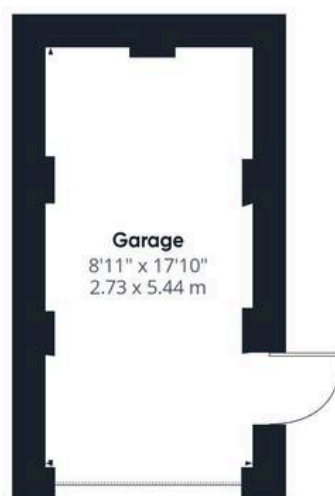




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1475.86 ft²

137.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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