



2 Walnut Tree Drive, Framingham Earl

Offers in Region of £425,000

2 Walnut Tree Drive

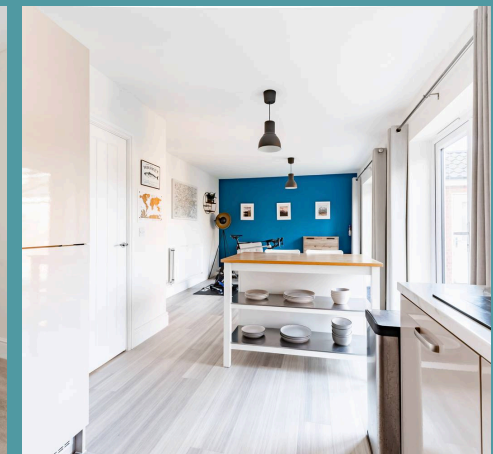
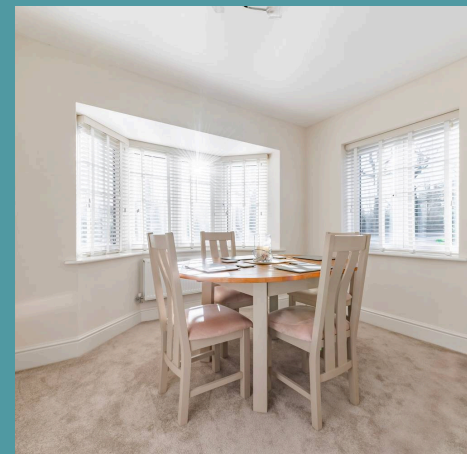
Framingham Earl, Norwich

Hidden away in a sought-after corner of a small, exclusive development, this four-bedroom detached family home offers the perfect set-up for family living in a sought after location. Set against the backdrop of beautiful countryside walks, this home not only promises a serene setting but also boasts a prime position within walking distance of local amenities and highly regarded schools. The property's prime corner plot provides ample off-road parking, a detached garage, and a beautifully maintained rear garden, ensuring a peaceful and private living experience.

Location

Walnut Tree Drive enjoys an enviable position in the charming village of Framingham Earl, where residents can truly embrace the best of both worlds. A short stroll from your doorstep brings you to a selection of local amenities, including and essential services, while the well-connected bus links make commuting or exploring even more convenient. For families, the home is ideally placed within the catchment area for Framingham Earl High School, renowned for its reputation, ensuring a top-notch education is always within easy reach.

The surrounding woodlands offer a quiet backdrop, perfect for scenic walks with family or pets, providing a welcome escape into nature right on your doorstep. In addition, the neighbouring village of Poringland offers more amenities, from supermarkets to local eateries, and a quick drive takes you directly into Norwich city centre, where a wealth of shops, restaurants, and cultural attractions await.





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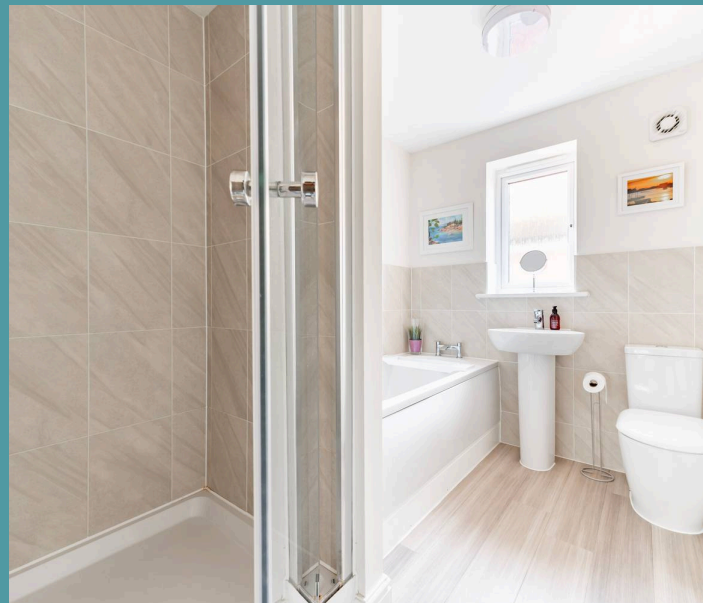
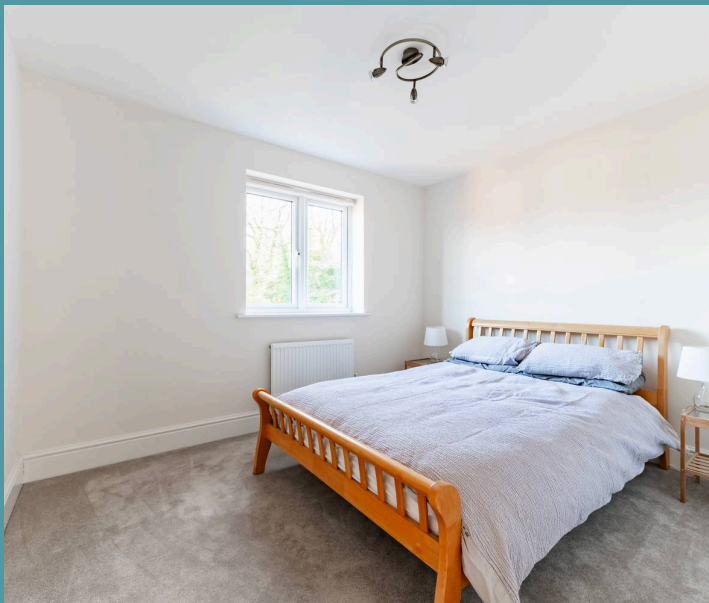
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Walnut Tree Drive

Stepping into the home, you're immediately greeted by an airy entrance hall that sets the tone for the rest of the property. Designed with family life in mind, this home offers flexible living spaces ideal for both everyday living and entertaining.

The generous sitting room provides a cosy yet spacious atmosphere, while the dual-aspect formal dining room offers an adaptable space perfect for family meals or as a home office. With plenty of natural light streaming through, these rooms offer the ideal environment to relax and unwind.

At the heart of the home, the remarkable kitchen and family room combine to create a modern hub for family life. Fully upgraded by the current owners, the kitchen is equipped with top-of-the-line integrated appliances and generous storage space.





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The open-plan design ensures that the family can stay connected while enjoying their time together, and the seamless flow into the garden through two sets of uPVC double doors allows for effortless indoor-outdoor living—ideal for dining or simply enjoying the views of the private rear garden. The ground floor is completed by a stylish WC, enhancing the home's convenience.

The first floor presents four spacious bedrooms, each well-proportioned with ample storage. The master bedroom benefits from its own en-suite, while the remaining bedrooms are served by a luxurious four-piece family bathroom. The gallery landing adds a sense of openness to the upper floor, and the private rear garden, beautifully landscaped with a larger-than-average terrace, offers the perfect space to enjoy the sun in peace.

Agents Note

Sold Freehold

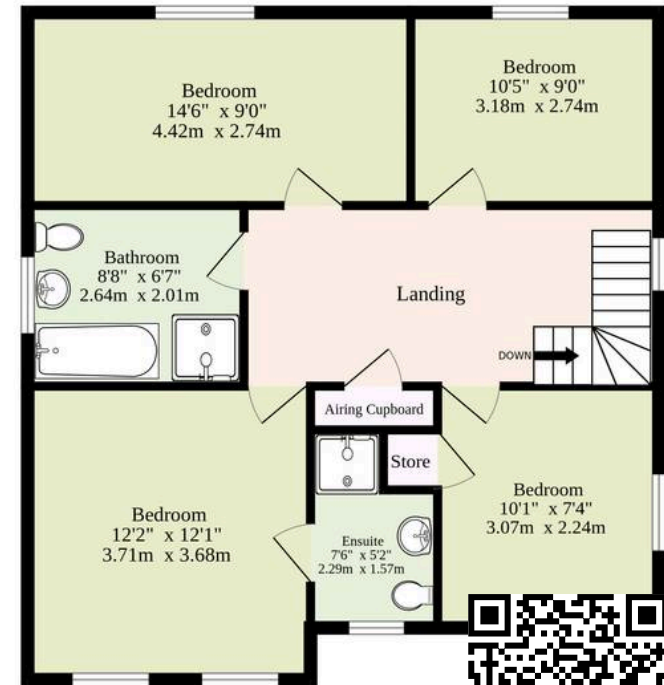
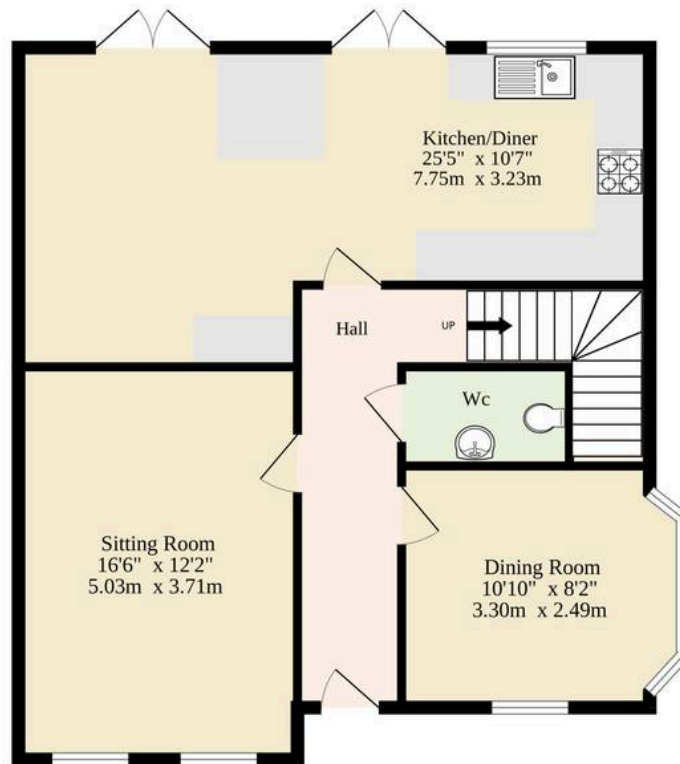
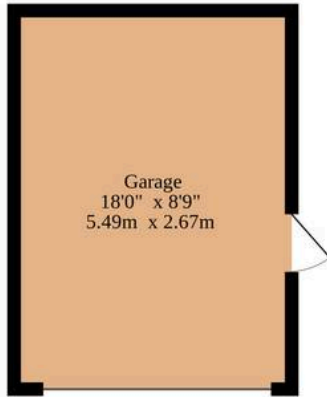
Maintenance: £404p/a

Connected to all mains services.



Ground Floor
844 sq.ft. (78.4 sq.m.) approx.

1st Floor
671 sq.ft. (62.3 sq.m.) approx.



Approx

TOTAL FLOOR AREA : 1515 sq.ft. (140.7 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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