

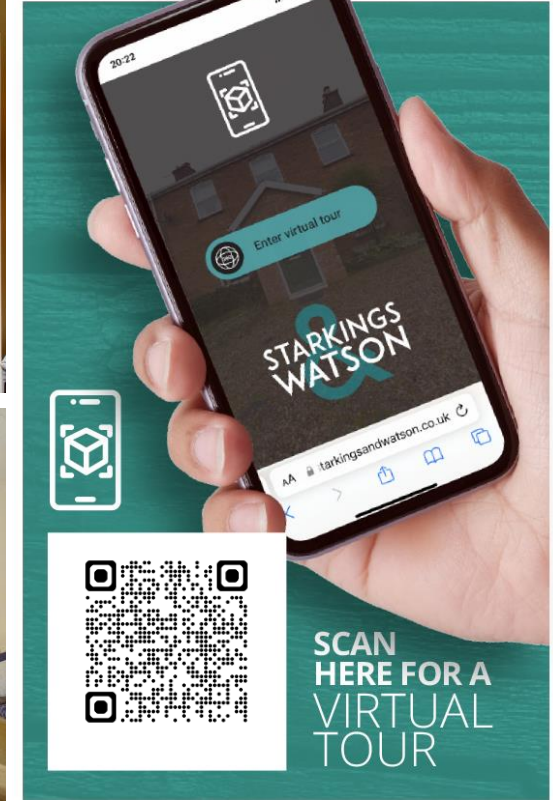
CROWN STREET

Banham, Norwich NR16 2EZ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Mid Terrace Home
- Presented In Excellent Order
- Open Plan Sitting Room & Conservatory/Dining
- Separate Kitchen
- Two Double Bedrooms
- Private & Sunny Rear Garden
- Two Allocated Parking Spaces
- Sought After Village Location

IN SUMMARY

Presented in EXCELLENT ORDER, this MID TERRACE COTTAGE located in the HEART OF BANHAM offers an excellent proposition for a purchaser to move straight into. The current vendor has extended the home to the rear creating a WONDERFULLY BRIGHT and MODERN GARDEN/DINING ROOM opening onto the rear garden. The accommodation offers a hall entrance and a separate kitchen, and a comfortable main sitting room and then the garden room beyond. On the first floor you will find TWO AMPLE DOUBLE BEDROOMS as well as the family bathroom. Externally the property offers LANDSCAPED and SUNNY rear gardens as well as OFF ROAD PARKING for TWO VEHICLES within the shared parking area to the side of the row of terraces. The property benefits from the location with a full range of amenities locally as well as oil fired central heating and double glazing.

SETTING THE SCENE

The cottage is approached via Crown Street with a picket fence and gate to the front with paved front

garden and pretty planting. There is the main entrance door located to the front. You will also find allocated parking for two vehicles to the side in the parking area.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. There is a small understairs storage area as well as access to the kitchen and sitting room beyond. The kitchen to the right offers a range of fitted units and wood effect worktops over with ceramic sink, integrated electric oven and hob as well as space for fridge/freezer and washing machine. The boiler can also be found wall mounted in the kitchen. The sitting room is open plan to the extended garden room/dining room and is flooded with light as well as featuring a built in cupboard. The garden room beyond is a flexible space with tiled flooring and double doors onto the rear garden. This space a real 'inside outside' feel to it. heading up to the first floor landing you will find two double bedrooms and a family bathroom. Both bedrooms have fitted wardrobes, and the bathroom offers a bath with shower over.

THE GREAT OUTDOORS

The pretty and landscaped rear garden offers a pleasant and sunny space to be enjoyed with a good degree of privacy also. The garden is paved for ease of maintenance with timber fencing flanking the boundaries and mature shrubs. To the rear there is a gate leading to the parking area as well as the oil tank



To arrange an accompanied viewing please call our Wymondham Office on **01953 438838**



screened with timber fencing.

OUT & ABOUT

The historic and picturesque Norfolk village of Banham is always very popular as it retains a strong sense of community. The thriving village shop and ancient church surround the village green. There is a well patronised Cider House symbolising this village's historical link with cider production. The village primary school has in recent times been awarded outstanding by Ofsted. It falls into the catchment for Old Buckenham High, a sought after school as it is, itself situated within a village and draws mainly from only surrounding villages. On the edges of the village is the renowned Banham Zoo. There is also a well regarded butchers, a Post Office and two shops. The village is situated only four miles from the A11 (the major London route) and 17 miles from Norwich approximately. The property is almost equidistant to a range of market towns like Attleborough, Wymondham and Diss all of which have a rail service to London Liverpool Street, Cambridge and Norwich.

FIND US

Postcode : NR16 2EZ

What3Words : ///craziest.hostels.linen

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

GIRAFFE 360

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

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area*

713.75 ft²
66.31 m²

Reduced headroom

20.78 ft²
1.93 m²

STARKINGS WATSON
HYBRID ESTATE AGENTS

