

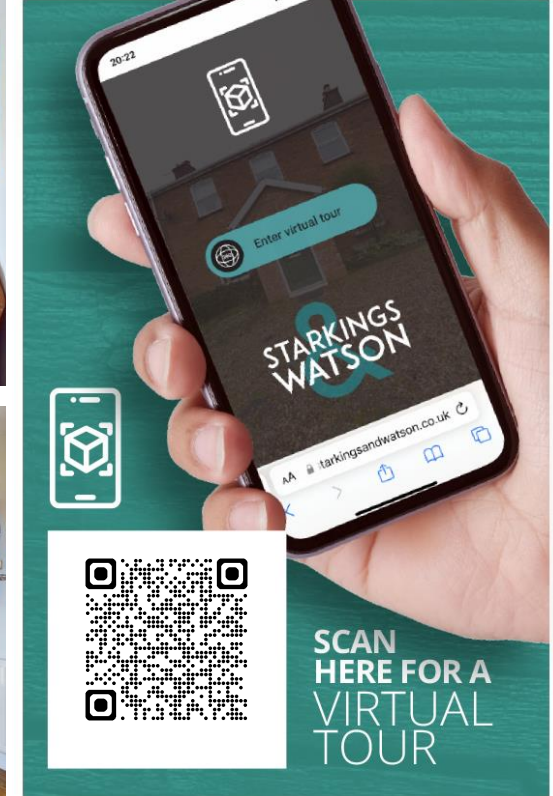
SCRUMPY WAY

Banham, Norwich NR16 2SU

Freehold | Energy Efficiency Rating : D

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



- Detached Family Home
- Quiet Tucked Away Location
- Field Views Behind
- Two Reception Rooms & Kitchen
- Four Double Bedrooms
- Two Bathrooms & Cloakroom
- Private Rear Gardens
- Driveway Parking & Single Garage

IN SUMMARY

Located in a QUIET and TUCKED away position and BACKING ONTO FIELDS is this DETACHED FAMILY HOME offering approximately 1350 SQFT of ACCOMMODATION internally (stms). The house is presented in good order generally and would make an excellent family home. Internally you will find a SPACIOUS entrance HALLWAY with W/C, sitting room with WOODBURNER, separate DINING ROOM with doors onto the garden and adjacent kitchen. On the first floor off the galleried landing there are FOUR AMPLE BEDROOMS as well as FAMILY BATHROOM and EN-SUITE shower room. Externally there is plenty of parking to the front as well as INTEGRAL GARAGE. To the rear you will find a private and enclosed garden, generous in size which also backs onto fields.

SETTING THE SCENE

You will find the property located at the end of a small private drive off Scrumpy Way with off road parking to the front for a number of vehicles on both shingled and hard standing areas. This in turn leads to the single integral garage with an up and over

door, power and light. There is also gated side access leading from the front to the rear with the main entrance door found to the front.

THE GRAND TOUR

Entering the house via the main entrance door to the front, you will find a spacious and welcoming hallway with stairs to the first floor landing as well as understairs storage and the w/c. The main sitting room to the front of the house has a window to the front as well as plenty of room for soft furnishings and the feature brick built fireplace housing and inset woodburner. Also accessed off the hallway is the separate dining room which offers double doors onto the rear garden. The dining room provides access also to the kitchen adjacent which can also be accessed off the hallway. The kitchen features solid work surfaces over with a range of fitted units as well as integrated electric oven, grill and hob as well as space for fridge/freezer, dishwasher and washing machine. The kitchen also provides rear access to the garden as well as wall mounted oil fired boiler. Heading up to the first floor landing you will find four spacious bedrooms all accessed off the landing as well as the main family bathroom. The main bedroom can be found to the front of the house with a range of fitted wardrobes as well as the en-suite shower room which has been recently refurbished and re-tiled. You will find a further single bedroom to the front as well as two spacious doubles to the rear of the house overlooking the garden. The family bathroom has again been recently refurbished and re-tiled and offers a separate shower as well as separate bath.



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



THE GREAT OUTDOORS

The private and enclosed rear garden is mainly laid to lawn and enclosed with timber fencing whilst also backing onto open fields behind. The rest of the garden offers shingle patio area, paved patio and pathway, timber shed, greenhouse, mature fruit trees, shrubs and hedging as well as the oil tank and gated side access on both sides of the house leading to the front. The garden can be accessed via doors in the dining room and there is also a rear door from the garden into the garage.

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.

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:



FIND US

Postcode : NR16 3SU

What3Words : ///pitching.crisp.fattening

VIRTUAL TOUR

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

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

starkingsandwatson.co.uk



Approximate total area^m
1357.76 ft²
126.14 m²

(1) Excluding balconies and terraces

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. Calculations are based on RICS IPMS 3C standard.