



Crown Street, Banham - NR16 2EZ



Crown Street

Banham, Norwich

This charming END-OF-TERRACE home is offered in fantastic decorative order by the current owner with a mixture of OPEN LIVING SPACES and well maintained external areas. A 20' OPEN KITCHEN/DINING ROOM sits to the side of the home accompanied by an open SITTING ROOM backing into the COLOURFUL and WELL PRESENTED REAR GARDEN. In total, TWO DOUBLE BEDROOMS can be found all having use of a WET ROOM style shower room and ground floor WC. This well maintained home is a short distance from all amenities and main arterial driving routes such as the A11.

Council Tax band: B

Tenure: Freehold

- End-Of-Terrace Home
- Private Off Road Parking
- 20' Open Kitchen/Dining Room
- Sitting Room Backing Onto Rear Garden
- Two Double Bedrooms
- Wet Room & WC
- Well-Maintained Rear Garden
- Bright & Open Living Spaces



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.



SETTING THE SCENE

The property can be found set back from the street where a large tarmac driveway initially emerges to the right hand side bordered by mature yet well maintained planting edges to the right hand side adding vibrancy and colour to the front of the home with a low maintenance lawn frontage at the very front taking you to the main access with a secondary access to the right of the home also.

THE GRAND TOUR

Stepping in through the main front door you initially greeted with the central hallway granting access to all living accommodation within the ground floor as well as a two piece WC initially to your left with frosted glass window to the front and wall mounted radiator. Stepping beyond the stairs you will find yourself within the first of the living spaces in the form of a 20' kitchen and dining room. The space initially offers a wide range of wall and base mounted storage units next to the secondary side access door with breakfast bar seating space and radiator mounted below. The wide array of storage gives way to room for additional appliances including a fridge, freezer, oven and hob with extraction above whilst leaving space and plumbing for a washing machine. The very front of the property opens up into a carpeted floor space leaving creating the perfect spot for a breakfast or dining table with uPVC double glazed window and radiator mounted below. The very rear of the home is occupied by a large and open sitting room with conventional size and layout leaving room for potential choice of soft furnishings with large uPVC double glazed window and door backing into the rear garden allowing natural light to fill the room.

The first floor landing splits to allow access into two double bedrooms as well as the recently updated wet room-shower room, complete with a predominantly tiled surround, wall mounted electric shower and side facing double glazed frosted window.

The slightly smaller of the bedroom sits towards the very front of the home with a part vaulted ceiling and carpeted floor space. This room would leave ample space for a double bed with two built in wardrobe spaces whilst the larger room sits at the very rear of the home - again with a part vaulted ceiling, this room could easily accommodate a double bed with additional soft furnishings.

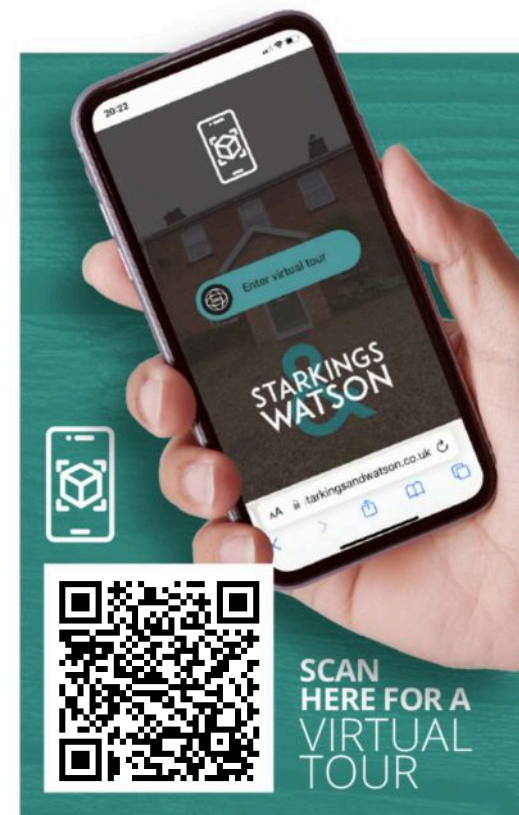
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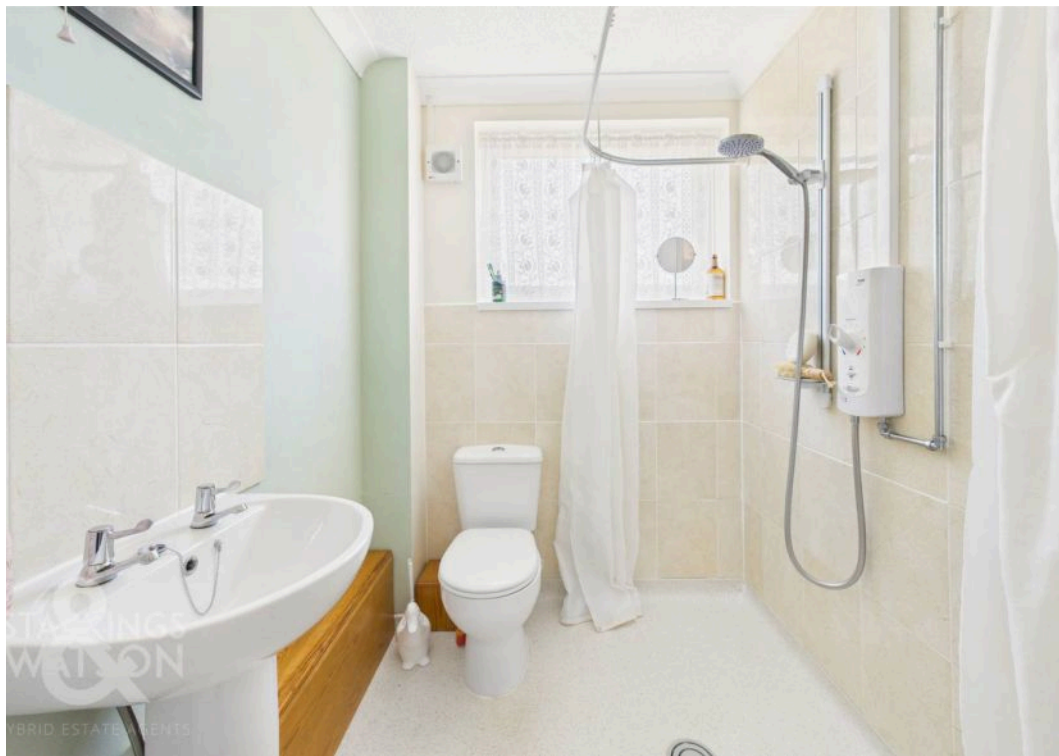
Postcode : NR16 2EZ

What3Words : ///rushed.clashes.grips

VIRTUAL TOUR

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



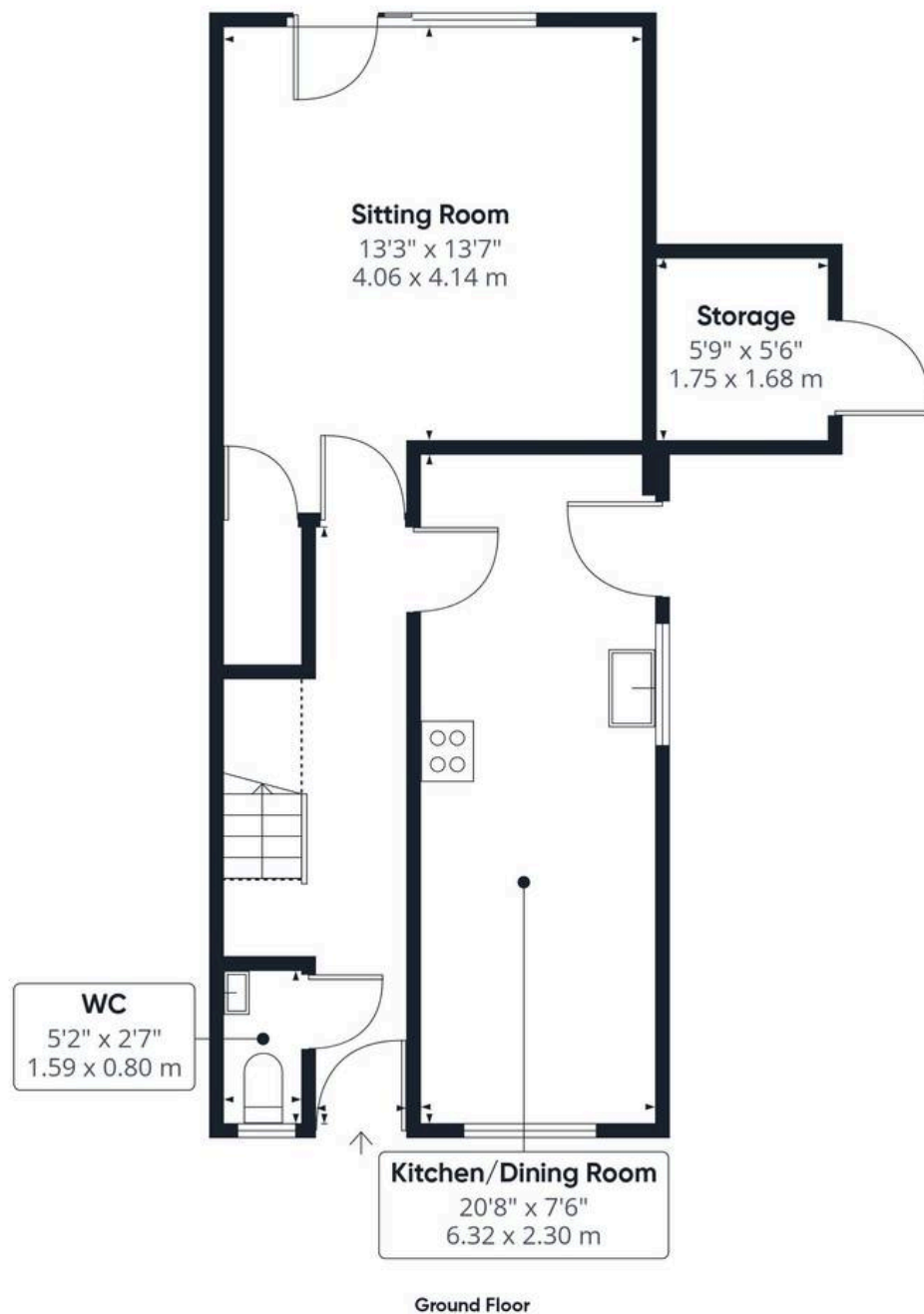




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber fencing and colourful planting borders. The flagstone patio sits immediately as you exit the door from the sitting room creating the ideal space to enjoy the summer sunshine whilst mature well maintained edges run parallel to one another towards the rear of the garden.





Approximate total area⁽¹⁾

798 ft²
74.1 m²

Reduced headroom

32 ft²
2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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