

26 Bankside Way
Barnham Broom
Norwich
NR9 4DX



26 Bankside Way

Guide Price £450,000

The immaculate modern home with field views...

26 Bankside Way is a stunning 3-bedroom link detached family home located in the desirable village of Barnham Broom. This property, built in 2019, features a spacious layout, field views, and an integrated garage. It is part of a luxurious development surrounded by beautiful countryside. The house boasts modern and environmentally friendly features, including high-quality finishings and air source heat pump ufh heating on the ground floor. Barnham Broom village is conveniently located just 9 miles west of Norwich, offering easy access to the city, the A47, and the renowned 'Barnham Broom' Hotel with its golf and spa facilities.

As you approach the property, you'll notice a shingled driveway with space for two cars, a front garden, and a pathway leading to the rear garden and front door. Inside, there's a spacious hallway providing access to most of the rooms. The ground floor features upgraded light Oak LVT flooring and underfloor heating throughout. On the right side of the entrance, there is a versatile space currently used as a games room but could also serve as a downstairs study or fourth bedroom. Under the stairs, you'll find a storage cupboard, and across from it, a convenient WC. To the left of the entrance, there is an open-plan living area with dual-aspect views, creating a bright and cosy atmosphere. This area seamlessly transitions into the kitchen/dining area, which boasts navy cabinets, quartz worktops, and integrated appliances. The dining area leads to double doors that open up to the rear garden. Adjacent to the kitchen, there is a well-designed utility room with floor units and space for a washing machine and fridge freezer. From the utility room, there is direct access to the integrated garage, which features an electric up-and-over door and additional storage space.

Upstairs, the first floor offers a work-from-home/study space and access to all the bedrooms. There are three generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room. The landing also leads to a spacious family bathroom, which serves bedrooms 2 and 3. The vendor has mentioned that there is potential for further development by converting the loft into additional accommodation space, subject to planning permission.

The rear garden can be accessed from the front of the property through a side path and gate, through the dining area, or via the garage. The majority of the garden is laid to lawn, making it easy to maintain, and the back of the garden offers views of the surrounding countryside. The garden faces west, making it an ideal space for enjoying sunsets. The vendor has also mentioned that the farmer who owns the land is open to discussing the possibility of acquiring additional garden space.

Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band C

Local Authority
South Norfolk

Council Tax Band C

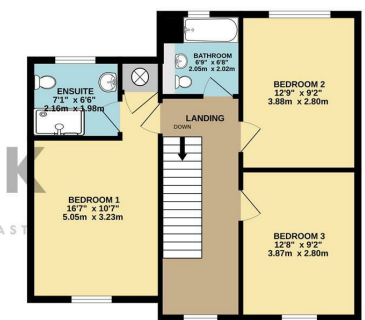
EPC Rating C



GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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