

Winfarthing Road, Banham Norwich NR16 2HA

welcome to

Winfarthing Road, Banham Norwich

- 10 Year Structural Warranty
- Open Plan Living

£350,000

- Detached Family Home
- Fantastic Village Location
- Integrated Appliances

Tenure: Freehold EPC Rating: C

Entrance Hall Living/ Dining 17' 9" x 13' 9" (5.41m x 4.19m) Kitchen 12' 4" x 9' 9" (3.76m x 2.97m) Bedroom One 13' 6" x 11' 6" (4.11m x 3.51m) Bedroom Two 10' x 9' 6" (3.05m x 2.90m) Bedroom Three 12' 8" x 7' 3" (3.86m x 2.21m)

This newly built property is proudly coming to market through William H Brown Estate Agents. The home was built by a local developer completing the property to a excellent standard. The modern style open plan kitchen/diner is fitted with a selection of newly fitted appliances and has French doors overlooking the spacious fully enclosed rear garden. It further leads through to a sitting area that is flooded by natural lighting and plenty of space for relaxation. The first floor leads to three good sized bedrooms with an ensuite off the master bedroom and the family sized bathroom.

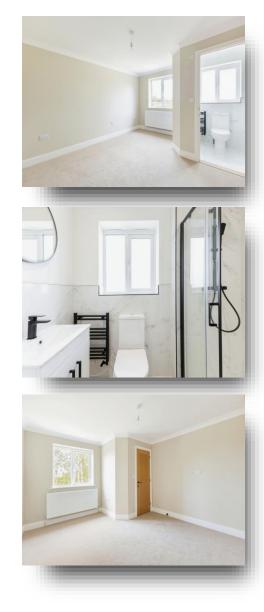
Externally the gardens have been recently turfed with access to the rear garden via side access gate to the front of the property and allocated parking for up to two vehicles. The property is a prime location and beautifully overlooks countryside views in a quiet village location.

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Property Ref: ATB109337 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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