



Quidenham Road, Banham, Norwich, NR16 2BT

welcome to

Quidenham Road, Banham, Norwich

Set in the picturesque village of Banham, this 3-bedroom character property offers traditional charm throughout. Full of character features, this home is ideal for families or those looking to enjoy village life in a home brimming with warmth and personality.



Entrance Porch

Double glazed windows to side, tiled floor

Kitchen

14' 3" max x 12' 9" (4.34m max x 3.89m)
Fully fitted kitchen with a selection of base level and wall mounted storage units, double glazed windows to rear and dual aspect to front, fire place, range master cooker, built in dishwasher, ceramic sink/mixer tap and drainer, tiled floor, beams and barn style doors.

Utility

7' 6" x 7' 2" (2.29m x 2.18m)
Tiled floor, sink and work top, storage units there is space for a upright fridge freezer, plumbing for with space for a washing machine, and space for a tumble dryer, radiator.

Shower Room

Walk in shower, WC, hand wash basin, double glazed window to side. Radiator.

Lounge

19' 5" x 15' 2" (5.92m x 4.62m)
full of charm and character with exposed beams and engineered oak wooden floor, with French doors in to the side garden and double glazed windows to the front. open fire wood burner with brick surround. Radiator.

Snug / Study

15' 3" x 8' 2" (4.65m x 2.49m)
Exposed beams, tiled floor, this room is currently used as a play room, games room and snug. double glazed windows to rear. Radiator.

Landing

Fitted carpet, and storage with built in wardrobes, double glazed windows with views of country side to the front of the property. Radiator.

Bedroom 1

14' 9" x 9' 5" (4.50m x 2.87m)
A delightful relaxing space with exposed beams, fitted carpet radiator presented and decorated to a high standard with double glazed window to side.

Bedroom 2

15' 6" x 9' 5" (4.72m x 2.87m)
Fitted carpet, exposed beams double glazed window to rear, radiator.

Bedroom 3

9' 1" x 7' 5" (2.77m x 2.26m)
Double glazed window, wooden floor boards, radiator and storage cupboard.

Family Bathroom

Wooden floor, Bath with over bath shower, WC, Hand wash basin, exposed beams, double glazed window, airing cupboard and heated towel rail.

Gated Drive Way Parking

Shingle drive for several cars.

Garden

Mainly laid to lawn, selection of plants trees and shrubs.

Rear Garden, Path.

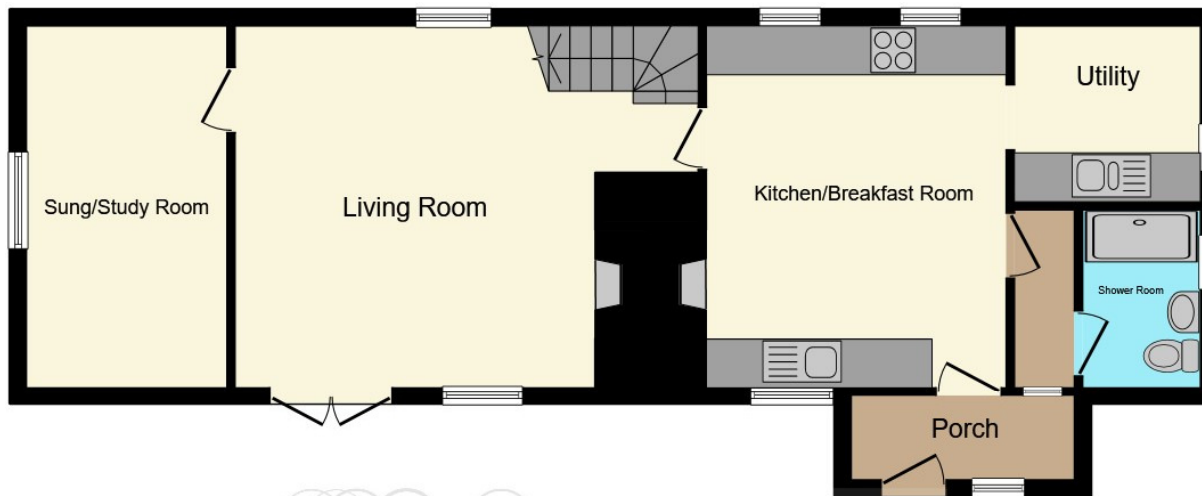
Pathway leading to front door and enclosed side garden with patio. Oil tank and boiler.


Side Garden, Patio Area.

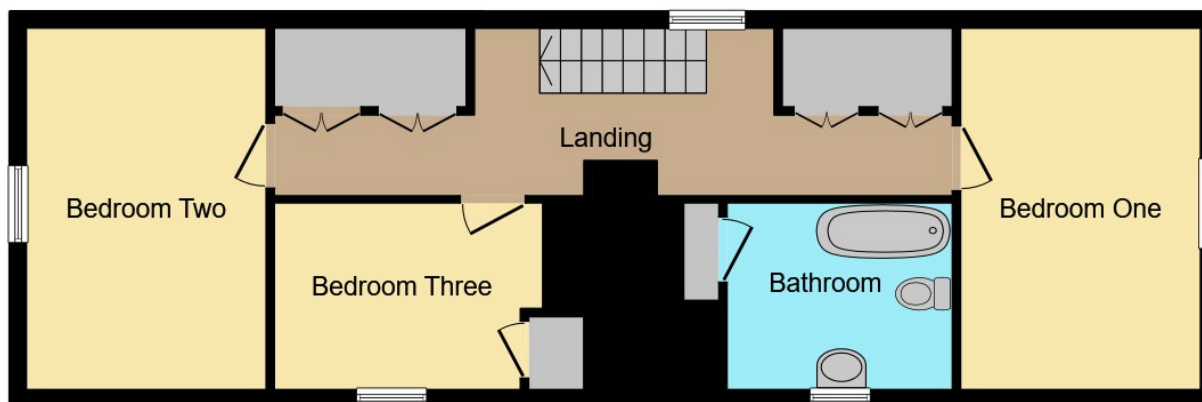


check out more properties at williamhbrown.co.uk






Ground Floor
 william h brown



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Quidenham Road, Banham, Norwich

- Detached Three Bedroom Character Property
- Ample Off Road Parking
- Kitchen/Breakfast Room And Utility Room
- Picturesque Village Location
-

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
ATB109374 - 0004

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.



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk