



Tree Tops, Colby Road, Banningham, Norwich, NR11 7DY

welcome to

Tree Tops, Colby Road, Banningham, Norwich

Set in the sought after village of Banningham is this well presented detached home that has outstanding field views to the rear! This property enjoys 3 Bedrooms, Re-Fitted Kitchen, Lounge/Diner, Conservatory & outside has ample parking, garage and beautiful gardens to the front and rear!



Entrance Porch

Built in storage cupboard and shelves, spotlights, radiator.

Entrance Hall

Telephone point, radiator, stairs to first floor, central heating boiler in cupboard. Door to Kitchen & Lounge.

Lounge/Diner

16' 10" max x 21' 9" (5.13m max x 6.63m)
Double glazed window to the front aspect, TV point, two radiators, sliding doors to the conservatory.

Conservatory

11' 3" x 7' 10" (3.43m x 2.39m)
uPVC construction, double glazed windows with views over the rear garden, sliding doors to outside, radiator.

Re-Fitted Kitchen

13' 4" x 9' 4" (4.06m x 2.84m)
Re-Fitted with a range of wall and base level units, electric hob with coloured glass splash back and stainless steel hood over, double electric oven, ceramic sink and drainer unit, integral dishwasher, integral fridge/freezer, work surface and matching upstand, double glazed window with views over the rear garden, breakfast bar, spotlights, under stairs cupboard, wood effect floor.

Cloakroom

Fitted with a suite comprising low level WC, wash hand basin, heated towel rail, fully tiled room, spotlights, double glazed window.

Utility Room

Fitted with a range of wall and base level units, work surface, plumbing for washing machine, door to outside, tiled walls, double glazed window, spotlights, wood effect floor.

First Floor Landing

Double glazed windows, loft access and radiator.

Bedroom 1

11' 10" +Door recess x 11' 5" +Wardrobe (3.61m +Door recess x 3.48m +Wardrobe)
Double glazed window to the front aspect, built in wardrobe, radiator, spotlights.

Bedroom 2

12' 11" x 9' 6" max (3.94m x 2.90m max)
Double glazed window with field views, radiator, built in wardrobe.

Bedroom 3

8' 11" Max x 9' 11" To wardrobe (2.72m Max x 3.02m to wardrobe)
Double glazed window to the front aspect, radiator, built in wardrobe & shelving, spotlights.

Bathroom

Bath, shower cubicle, low level WC, wash hand basin, spotlights, double glazed window.

Outside

To the front of the property is a driveway leading to a single garage with up and over doors. To the rear is the most wonderful garden with a lawn area, extremely well stocked borders, greenhouse, shed, outside tap and backs onto fields.



Ground Floor



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



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Tree Tops, Colby Road, Banningham, Norwich

- Well-presented detached house
- Stunning field views to the rear
- 3 bedrooms
- Re-Fitted Kitchen
- Lounge/Diner, Conservatory
- Stunning gardens to the front and rear
- Ample Parking, Garage
- Popular Village Location

Tenure: Freehold EPC Rating: E

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109674 - 0005

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