



THE WALNUT TREE
KENNINGHALL ROAD, BANHAM, NR16 2HB



A delightful 17th-century detached home, enhanced by Victorian additions, on a generous half acre plot (STMS) offering renovation potential with significant scope for improvement.

Nestled in the sought-after village of Banham, this enchanting detached former village pub dating back to the 17th-century with Victorian additions presents a rare opportunity to own a piece of history. Whilst requiring modernisation, the residence offers immense potential for personalisation. Enter through the porch to find a library/potential annexe area with staircase rising to the fifth bedroom. Door to the hall where there is a door to w/c. From the library room there is a door to an inner lobby, which has a door taking you through to the character filled kitchen/breakfast room featuring a fireplace housing an AGA, a walk-in pantry and access to a hallway leading to the bathroom, separate w/c, utility room and dining room. The dining room, having it's own impressive inglenook fireplace and a staircase to the first floor. Double doors lead through to the spacious sitting room with an open fire place. Upstairs you have four double bedrooms.

Outside, a generous half acre plot, primarily laid to lawn with mature hedging and trees, provides a tranquil setting. A driveway offers

ample off-road parking leading to a two-bay cart lodge and single garage. A terrace at the front of the house completes this idyllic picture.

LOCATION

The property is located near the market town of Attleborough which offers a range of shops, supermarkets and services including Attleborough Academy and train station. Diss, (8 miles) offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich and Bury St Edmunds are both about 22 miles.

SERVICES

Oil fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



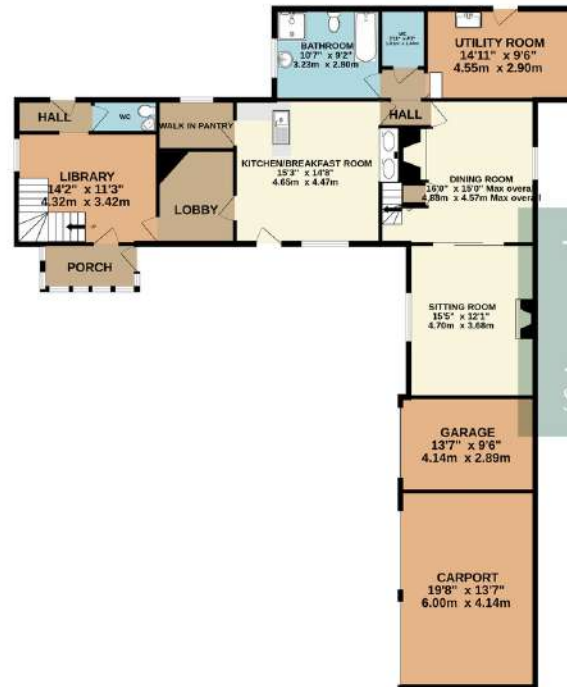




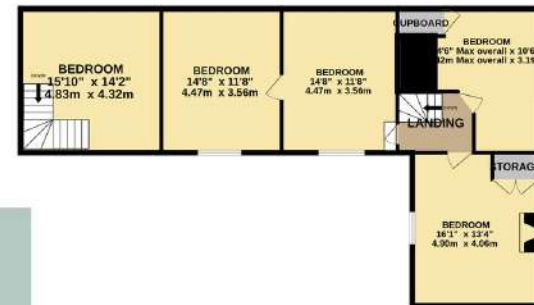


FLOOR PLAN

GROUND FLOOR
1652 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 2577 sq.ft. (239.4 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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