



Fretherne
Banham | Norwich | Norfolk | NR16 2DB

FINE & COUNTRY

STYLISH SINGLE STOREY LIVING



Nestled between three pretty villages with amenities close to hand, this welcoming family home is of sturdy 1960's original build and has been renovated to pristine condition with thoughtful creativity. The peaceful ambience of this single-story home and grounds along with five bedrooms, three bathrooms, opportunity for ancillary accommodation and a holiday feel garden room – all close to road and rail links makes this fantastic prospect.



KEY FEATURES

- Beautiful Detached Single Story Home
- Superbly Renovated Throughout
- Excellent Attention To Detail By The Current Vendors
- Five Generous Bedrooms
- En Suite Shower Room, Utility Cloakroom and Family Bathroom
- Open Plan Kitchen Breakfast/Family Room
- Useful Study and Cosy Snug
- Around 0.49 Of An Acre (stms)
- Garage and Cart Lodge
- Garden Room, Workshop and Garden Store

When the current owners first walked through the door, they knew for certain this would be a wonderful family home for them. The friendly atmosphere, great location just one mile away from three welcoming villages and the fantastic layout ensured their dreams were realised. They undertook a complete renovation, transforming what was an annexe into the bedrooms wing and adding a porch, garden room, bedroom and cart lodge to make the living space all at the front and side of the home. They have loved the feeling of coming home and peacefulness when they close the large front gate and shut the world out. They have also thought carefully about sustainability and running costs and by installing a new heating system including a wood burner with back boiler, solar tubes to heat hot water, underfloor heating in the kitchen/lounge/dining area, this is a cost-efficient house with an EPC of B and solar power with battery storage.

Step Inside

The huge reception hall, with one side completely glazed, practical tiled floor and clever bespoke designed ash wood storage sets the scene perfectly for this spacious and superbly renovated home. A door takes you to the inner hallway, where to the right is a guest bedroom, then a welcoming snug with patio doors to the garden and a useful study. Further along the hall you find the gorgeous cloakroom/utility and another door to the family room which can also be accessed from the initial entrance into the hall This stunning dual aspect open plan area with kitchen, dining and living room combined boasts a contemporary kitchen, designed by the current owners and built by a local joiner from ash wood, with integrated appliances and central island with seating. An added treat are the great bifolds to the terrace, extending your living space to the garden. Off the family room is a door to a further large hallway from which you find the bedrooms.





KEY FEATURES

Good Night Sleep Tight

The flow of the house really works for keeping quiet spaces for sleeping separate from the livelier atmosphere of the shared family zones. It would be easy here to snuggle the children to bed, and then still be able to entertain with little noise transference due to the ingenious layout. The bedrooms each have their own character, with clever use of floorings and paintwork giving individual depth and cosiness. The principal bedroom is swathed in light from the huge south facing window and boasts a chic ensuite shower room, whilst the three other bedrooms share a stylish, very generous family bathroom complete with deep tub for those long soaks after a winter walk or just to escape to with a glass of wine, away from the melee of family life. The guest bedroom at the front of the house has a large east facing window, a sunny wake up guaranteed. With five bedrooms in total, you can utilise them as office space, playroom, gaming hub or even a gym – you choose.

Room For Everybody

The versatility of this house is incredible, and it could grow along with your family, with rooms being multi-purpose and changing with your needs. The guest bedroom, cosy snug at the front of the house, the study and the cloakroom which already has plumbing for a shower could all become a separate wing of the house for multigenerational families if needed. The owners have created a wonderful social space with kitchen, dining and relaxation all in one - made so much more conversational by adding sofas and accent chairs, cosy with the wood burner yet close to the dining area, embracing modern convenience and maximising light with the bifold doors. The kitchen offers style and practicality and the mix of stone and wood, along with painted cabinetry creates a layered and personal touch, fresh but rooted. With breakfast area seating four, plus space for a large dining table and the sofas too, this is perfect for hosting a large crowd, and you can spill out onto the terrace via the bifolds, extending your entertaining area. The garden room at the bottom of the garden is a unique spot for entertaining and the current owners say "chilling out all year round in the garden room, with the sun pretty much guaranteed all day in summer has been wonderful with friends and family gathering here for Christmas, NYE and BBQs in the warmer months." Five bedrooms and three bathrooms means space and privacy for all who stay and makes hosting family and friends for high days and holidays so easy.





KEY FEATURES

Step Outside

The immaculate home is suggested as soon as you see the walls and electric gate to the property, beautifully finished and welcoming you in. The gravel driveway is neat and spacious with garaging and workshop as welcome additions. These offer potential for ancillary accommodation. The grounds are an entertaining paradise with a southwest facing terrace accessed from the kitchen bifolds, a delightful extension to the living space making alfresco dining a must and allowing room for a crowd to gather with plenty of barbecuing and seating space. The lawns to the rear provide space for children to play and the deer resistant planting is a thoughtful touch. The garden gives way to the fantastic garden room at the end of the grounds. You really get the country holiday vibes here with built in bar, space for a fridge, comfy chairs to watch the TV and even a loo with wash basin to save the long hike back to the house. There is space to add a shower here if needed and this again could make further accommodation for large families or even possibly income generation. The bifold doors allow the space to be opened up and the pretty, sheltered patio overlooking the fields is the icing on the cake. Wildlife visits in abundance - hedgehogs, rabbits, pheasants, deer, woodpeckers, and kestrels. A pair of ducks particularly make themselves at home and occasionally wander in through the bifolds they feel so at home here. The resident Barn owl sits on the fence at dusk and dawn and hunts alongside three red kites with the fields providing a plentiful supply of prey.

On The Doorstep

Banham is well known for its community feel, set in attractive countryside surroundings, boasting a host of listed buildings and traditional village green next to the church. For day to day needs Banham has two shops (one with a post office), a takeaway, hairdressers, butchers, garage and wonderful community centre along with a welcoming public house. For schooling Banham has its own Primary School, and the Orchard Montessori Nursery rated 'good' by Ofsted. The village also hosts Banham Zoo with acres of parkland and animals to visit. Old Buckenham village is close by with two pubs, a wonderful Country Park for street food, The Grill, and coffee & cake and is a great place to chill with friends and family in the summer. It also has a popular high school and primary school. New Buckenham has a fab pub/restaurant and cafe too so you are spoilt for choice in which direction to find a pint.





























INFORMATION



How Far Is It To....

In just under seven miles, you can reach the market towns of Diss and Attleborough offering a wide range of shopping facilities and services including medical practice, vets and supermarkets including Sainsburys and Lidl. For commuters, Diss has a mainline railway station serving London Liverpool Street and Attleborough railway station serves the cathedral cities of Norwich and Cambridge. You are just five minutes from the A11 making Stansted Airport just an hour away. Thetford Forest is a short drive and great for walks in nature, mountain biking and adventure playgrounds plus live music events are hosted there every summer.

Directions:

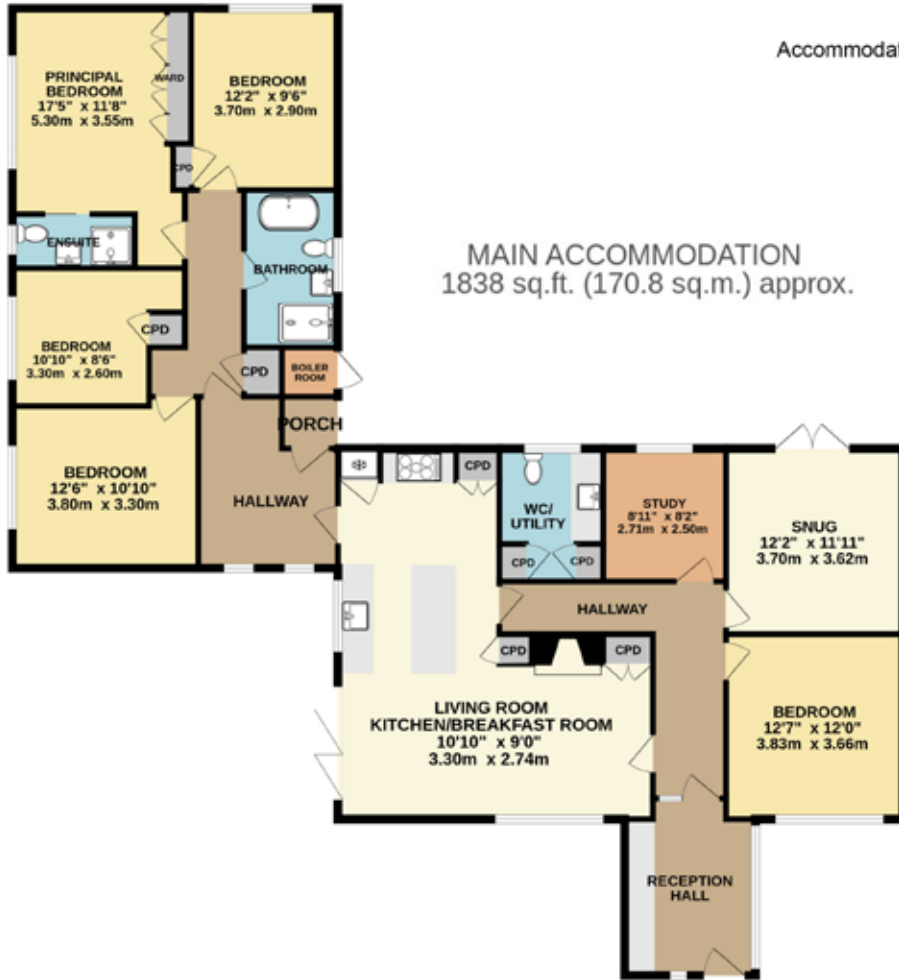
Proceed from the market town of Diss along the B1077 in a northerly direction and continue through the villages of Shelfanger and Winfarthing. As you leave the village of Winfarthing turn right into Mile Road and the end turn left onto Haugh Road. At the crossroads take a left hand turn then a right-hand turn into Doe Lane. The property can be found on the left-hand side.

What Three Words Location

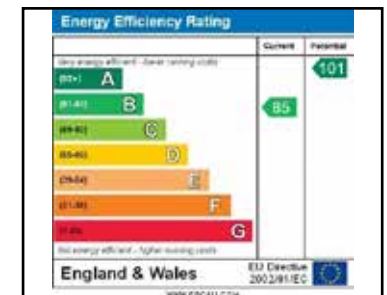
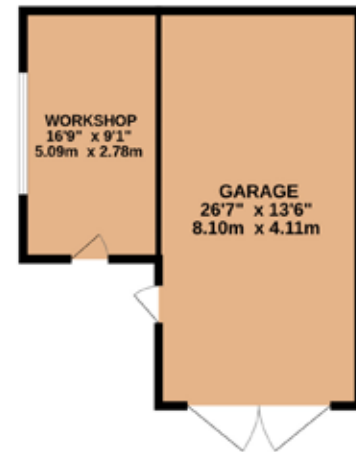
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location - [///inserting.bends.releasing](#)

Services, District Council and Tenure

Oil Fired Central Heating & Solar Pipe Heating from Solar panels (with battery storage).
Mains Electricity & Water
Drainage – Septic Tank
Broadband Available – please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Breckland District council – Band E -
Tenure: Freehold



TOTAL FLOOR AREA (approx.)
Accommodation: 1839 sq.ft (170.8 sq.m) - Garage/Outbuildings: 873 sq.ft (81.1 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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