

# Arnolds | Keys



**Beechwood, Colby Road, Banningham, NR11 7DY**

**Guide Price £450,000**

- DELIGHTFUL FAMILY HOME
- AMPLE OFF ROAD PARKING TO FRONT
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL MARKET TOWNS
- BEAUTIFUL FIELD VIEWS TO REAR
- DETACHED GARAGE
- POPULAR VILLAGE LOCATION
- TWO SPACIOUS RECEPTION ROOMS

# Beechwood, Colby Road, Banningham NR11 7DY

Enjoying attractive views across open fields, this beautifully presented home is situated in the idyllic village of Banningham. The property offers spacious and contemporary living accommodation, together with off-road parking, a garage, and a charming rear garden.



Council Tax Band: D



## DESCRIPTION

Occupying an enviable position in the sought after village of Banningham, this attractive three bedroom home enjoys far reaching views over the surrounding countryside. Having been sympathetically extended and improved, the property now offers spacious, versatile, and modern accommodation. The ground floor features an entrance porch opening into a welcoming hallway, a fitted kitchen with adjoining utility room, a cloakroom, a substantial L-shaped lounge/dining room, and a cosy living room complete with a wood-burning stove. Bi-fold doors from both reception rooms lead directly onto the beautifully maintained rear garden, providing an ideal setting for family life and entertaining. The first floor comprises three bedrooms, including a superb principal room featuring a dual aspect en suite bathroom, together with a separate family bathroom.

## ENTRANCE PORCH

Composite door to front entrance with double glazed window to side aspect, LVT flooring.

## ENTRANCE HALL

Timber door to entrance porch, carpeted stairs to first floor with built in storage cupboard underneath, LVT flooring, radiator.

## CLOAKROOM

Fitted with a WC, wash hand basin, LVT flooring, extractor fan, radiator.

## KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with granite worksurface over, inset one and a half sink and drainer, breakfast bar with oak worksurface, integrated appliances include dishwasher, Bosch electric oven and microwave, fridge freezer, Neff 5 ring induction hob with cooker hood over, LVT flooring, radiator, door to:-

## UTILITY ROOM

Double glazed window to rear, side and front aspect, uPVC door to side, tiled flooring, radiator, space and plumbing for washing machine, inset sink, separate pantry with window to rear aspect.

## LOUNGE/DINER

Double glazed bifold doors to garden, carpet, radiator.

## LIVING ROOM

Double glazed Bifold doors to garden, double glazed window to side aspect, carpet, wood burning stove with tiled hearth, radiator.

## FIRST FLOOR LANDING

Double glazed window to side aspect, carpet, radiator, built in cupboard with radiator and shelving units.

## BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, open to:-

## ENSUITE

A dual aspect room with double glazed windows to front and rear aspect, bath with mixer tap and shower head attachment, heated towel rail, vinyl flooring, vanity unit with wash hand basin and WC.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, built in wardrobes.

## BATHROOM

Two double glazed windows to front aspect, fitted with a four piece suite comprising bath, shower cubicle with electric shower, WC, pedestal wash hand basin, radiator with towel rail over, tiled flooring.

## EXTERNAL

To the front the property boasts a well kept front garden with generous brick weave driveway with access to the large garage with electric door, power and lighting. Externally, the garden is of a generous size and enjoys far reaching field views to the rear. The garden is mostly laid to lawn with a paved patio seating area and borders of mature plants and a shed.

## AGENTS NOTES

This property is Freehold.

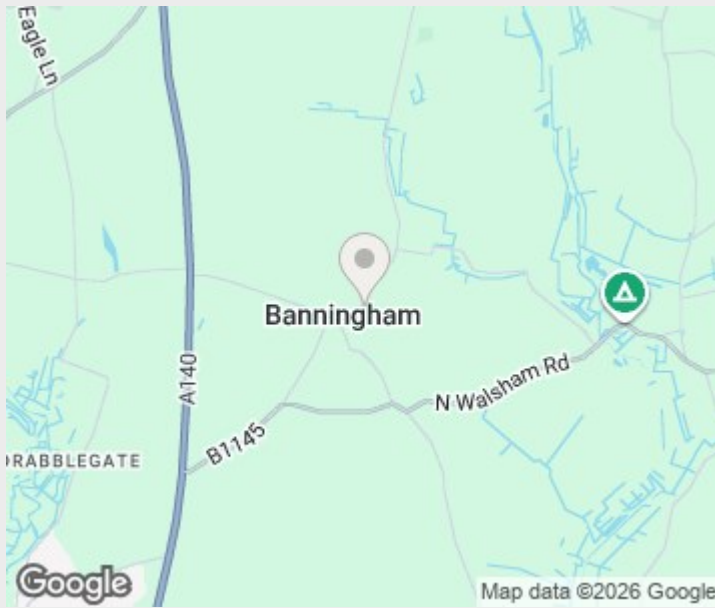
Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: D

## LOCATION

Banningham is a charming North Norfolk village surrounded by attractive countryside, offering a peaceful rural setting while remaining within easy reach of a wide range of amenities. The nearby market town of Aylsham, approximately 3 miles away, provides everyday essentials including shops, supermarkets, cafés, schools and healthcare facilities, while North Walsham, around 4 miles away, offers additional shopping and rail services to Norwich and the North Norfolk coast. Ideally positioned to enjoy both coast and countryside, Banningham is approximately 8 miles from the popular seaside town of Cromer and around 15 miles from the historic city of Norwich, renowned for its excellent shopping, dining and cultural attractions. The village is also conveniently located for access to the Norfolk Broads and the stunning North Norfolk coastline.

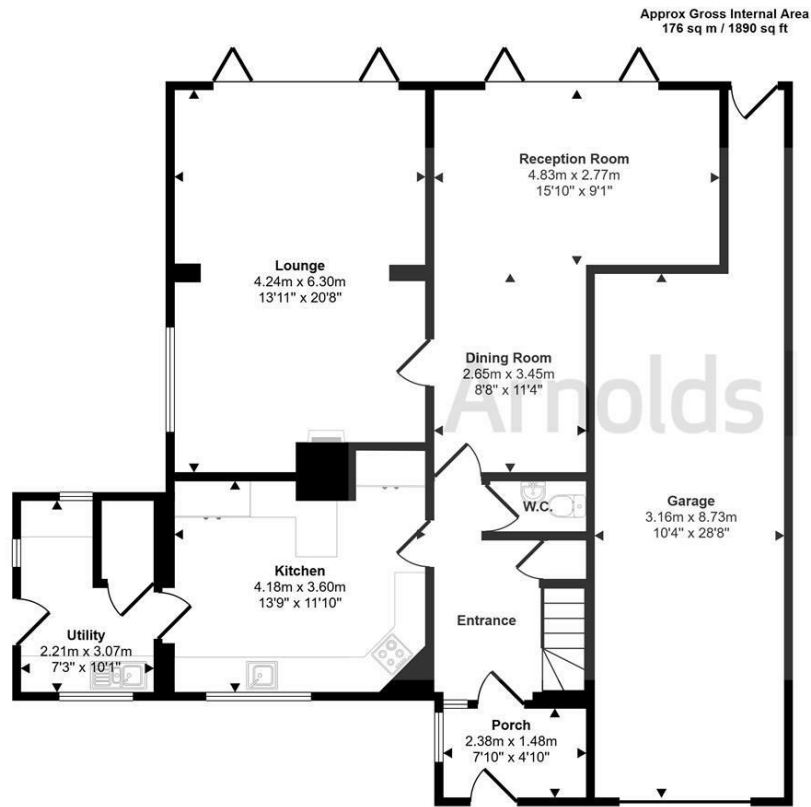


## Viewings

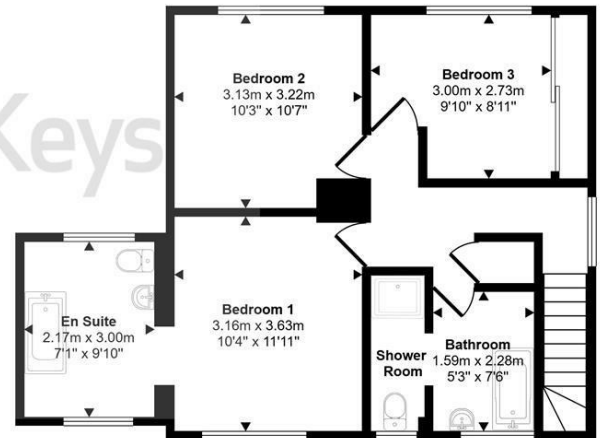
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor  
Approx 120 sq m / 1291 sq ft



First Floor  
Approx 56 sq m / 600 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

