

COPPERTOPS

COLBY ROAD, BANNINGHAM. NR11 7DY

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A highly versatile detached house with integral annexe and established gardens.

Aylsham 2.5 Miles | North Walsham Station 5 Miles | Cromer 9.3 Miles| Norwich Airport 11.6 Miles | Norwich 14.7 Miles
(All distances approximate)

Entrance Hall * 3 Reception Rooms * Kitchen/breakfast Room *
Domestic Offices and Shower Room
Self-Contained 1 bedroom Annexe * Principal Bedroom Suite *
Guest Bedroom Suite
4 Further Bedrooms * Family Bathroom
Parking for Several Cars and a Detached Double Garage with Workshop and Loft Store Room
Delightful Gardens and Grounds Adjoining Fields
In all about 0.49 acre

Waveney & Broads
ESTATE AGENTS

Contact: George Berry
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Located in a delightful rural village of Banningham with thriving community, village hall, church and the Banningham Crown Pub. The property is an excellent detached family home built circa 1985 in the centre of the village adjoining farmland. The house offer huge potential to personalise and adapt the space to suit a variety of needs.

There is an excellent flow and the principal reception space consisting of a spacious sitting room, dining room and garden/family room make it perfect for entertaining. There is a vaulted entrance hall with cloakroom and a comprehensively fitted kitchen/breakfast room overlooking the garden. At one side of the ground floor are useful domestic offices including a utility room, laundry/boot room



and a shower room. At this end of the house is an integral one bedroom annexe that would work perfectly for multi-generational

living or could work well for those working from home. On the first floor there is a partial galleried landing and a vaulted principal bedroom with delightful views and an ensuite shower room. There is a guest suite, two further bedrooms and a family bathroom. In addition there are two further interconnecting bedrooms that would be perfect for a teenager.

Externally there is a driveway providing perking for several cars plus an excellent detached double garage with full loft room above and studio/workshop to the rear. it is considered this could be converted to further ancillary accommodation















subject to planning permission. The gardens are a delightful feature with large entertaining terrace immediately to the rear of the house. A sweeping lawn leads away from the house and bordered by mature hedging and shrubs. The bottom end of the garden is also largely lawn and adjoins fields beyond.

Services - Mains electricity and water. Private drainage (not tested for compliance) Oil fired central heating. (Please note none of the services have been tested by Waveney and Broads)

Viewings - Strictly by prior appointment with Waveney and Broads on 01692 774314.



























TOTAL FLOOR AREA : 3365 sq.ft. (312.6 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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