



Fallow Drive | Banham | NR16 2FJ

Asking Price £299,950

twgaze

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Immaculately presented throughout. 3 bedrooms. Spacious kitchen/diner. Ground floor with open plan feel. Energy efficient.

- Energy efficient home (EPC rating:B)
- Built just over a year ago
- Sociable kitchen/diner
- Driveway with space for 2 x vehicles
- Viewing essential
- 3 bedrooms
- Immaculate open plan living accommodation
- Air Source Heat Pump
- Enclosed rear garden with no other properties beyond the rear boundary

Location

Known countywide for being the home of the ever popular Banham Zoo, this decent sized Breckland village is dotted with a variation of modern and character properties. There are a range of 'day to day' facilities, including a convenience store, local village shop and post office, primary school and 'The Banham Barrel' family run public house. Other amenities can also be found at neighbouring New Buckenham and Kenninghall. Banham is located around 6 miles from the A11 dual carriageway, which provides a fast transport link out of the county and to Norwich city centre (approximately 23 miles north). Norwich is a vibrant, historic university city with great food and entertainment scene, alongside excellent shopping and retail outlets. Norwich is a cultural hub, attracting yearly high volume of visitors and tourism due to its overall character and charm.

The Property





Immaculately presented throughout, this Clayland Developments built, energy efficient home is just over a year old, with around 9 years of NHBC warranty remaining. The layout incorporates open plan ground floor, with a naturally bright living room which opens into a spacious kitchen/diner with access into the rear garden and patio. The stylish kitchen is well appointed, with good counter space and fitted appliances, including built-in electric oven and dishwasher. The decor is neutral, a theme which extends to the first floor landing and bedrooms. There are three first bedrooms, two doubles and a generous single, which could easily be used as a study/home office.

The bathroom is fitted with stylish tiling over the bath/shower.

Outside

Driveway allows comfortable parking for a couple of vehicles. Attractive stock fencing follows the side boundary to a secure gate which opens to the enclosed rear garden. The rear is laid to lawn with patio area and rear borders stocked with roses and shrubs.

Services

Mains water, drainage and electricity are connected. Air source heat pump and central heating.

Viewing

By appointment with TW Gaze

How to get there:

What3words: ///blink.intervene.tint

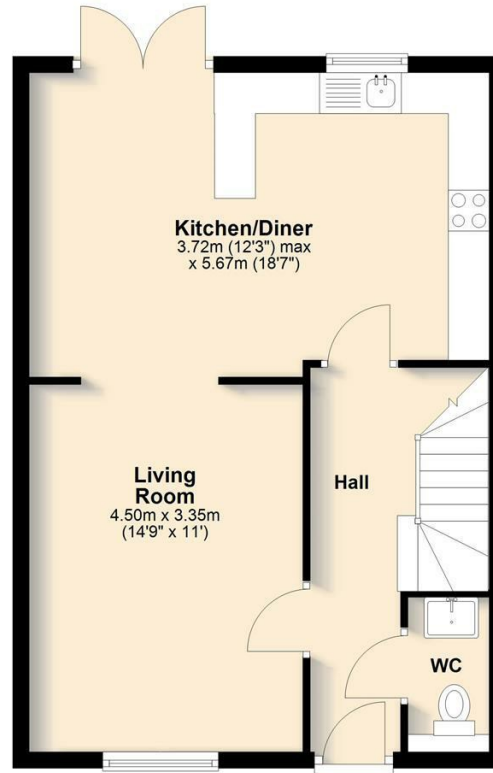
Council Tax: B

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

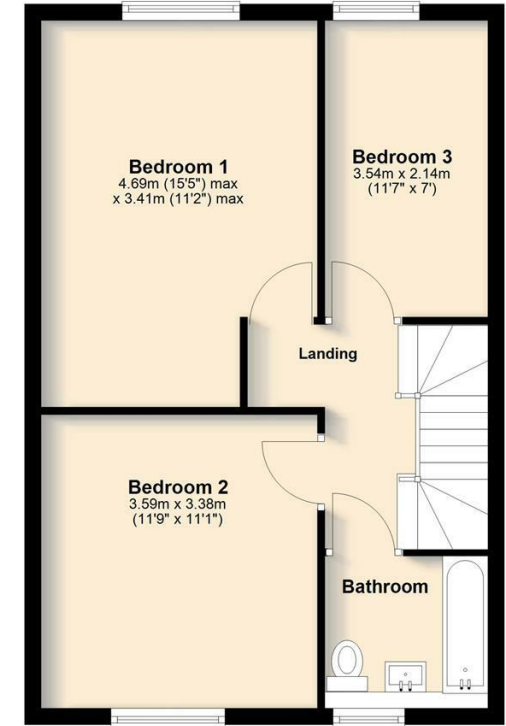
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19990



Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)

Total area: approx. 88.7 sq. metres (954.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			97
(91-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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