



Winfarthing Road Banham NR16

Guide Price **£335,000**

DONNA VINCENT
exp

- Ref:DV1198
- Five-bedroom extended ex-local authority home
- Over 1,200 sq ft of versatile accommodation
- Overlooking attractive greensward
- Spacious kitchen/diner ideal for family living
- Lounge with feature woodburner
- Two bathrooms (ground floor and first floor)
- Additional office/storage room plus snug/second office
- Large rear garden & Driveway providing off-road parking for at least three vehicles

Council Tax Band: B **Tenure:** Freehold

Introduction

Situated overlooking a pleasant greensward in the popular village of Banham, this extended ex-local authority home offers over 1,200 sq ft of versatile and well-proportioned accommodation, ideal for growing families or those seeking flexible living space.

The property boasts five bedrooms arranged over two floors, complemented by two bathrooms, including a convenient ground floor suite. The spacious layout includes a welcoming lounge with a feature woodburner, a useful storage/office room, and a generous kitchen/diner perfect for modern family life. Adjoining the kitchen is a boiler room, currently utilised as additional living space, offering potential as a snug or second office.

Externally, the home benefits from a large rear garden, ideal for outdoor enjoyment, along with a driveway providing off-road parking for at least three vehicles. Further enhancing its appeal is the inclusion of an air source heat pump, offering an energy-efficient heating solution. Combining space, flexibility, and a desirable village setting, this is a fantastic opportunity to acquire a substantial family home in a sought-after location.

Accommodation Comprises:

Ground Floor

Entrance Hall Front entrance door leading into a welcoming hallway with stairs to the first floor. Doors provide access to the lounge, kitchen/diner, ground floor bathroom, and storage room/office.

Ground Floor Bathroom Front entrance door leading into a welcoming hallway with stairs rising to the first floor. Doors provide access to the lounge, kitchen/diner, ground floor bathroom, and storage room/office.



Lounge A bright and welcoming dual-aspect reception room with windows to the front and side, allowing plenty of natural light. A feature woodburner set within a tiled hearth creates a cosy focal point, complemented by fitted shelving to either side. Two radiators provide additional warmth, making this an ideal space for relaxing and entertaining.

Storage Room/Office A versatile room with tiled flooring and a useful built-in understairs cupboard providing excellent storage. Ideal for use as a home office or study.

Kitchen/Diner A spacious and well-appointed kitchen/dining area fitted with matching base units and tiled splashbacks. Features include a range cooker, sink unit with swan neck pull-out spray tap, space for a dishwasher, and space for a tall fridge freezer. An island with drawers beneath provides additional storage and workspace. The room benefits from tiled flooring and ample space for a dining table and chairs. UPVC patio doors with full-height side panels open directly onto the patio area, creating a seamless flow to the garden. Two radiators provide comfort. Sliding doors lead to both the utility room and the boiler/snug room, enhancing the practicality and flexibility of the space.

Boiler/Snug Room A versatile space housing a free-standing boiler, with a window to the rear and a radiator.

First Floor

Landing Providing access to all first floor rooms, the landing features a radiator, built-in airing cupboard, and access to the loft space.



Bedroom 1 A bright double bedroom with a dual aspect, allowing for plenty of natural light. Radiator.

Bedroom 2 A well-proportioned bedroom with an aspect to the front and a radiator, providing a comfortable and light-filled space.

Bedroom 3 A comfortable bedroom with an aspect to the side, providing natural light. Radiator.

Bedroom 4 A compact bedroom with an aspect to the rear, suitable as a child's room, nursery. Radiator.

Bedroom 5 A compact bedroom with a built-in wardrobe cupboard incorporating drawers. Radiator.

Bathroom Fitted with porcelain tiled flooring and a suite comprising a panelled bath with shower over, shower curtain and rail, low-level W.C., and a wash hand basin set within a vanity unit with cupboards below.

Outside To the front, a gravel driveway provides off-road parking for up to three vehicles. A timber gate to the side gives access to the rear garden.

The generously sized rear garden features a paved patio area with a wooden pergola, a decorative gravel section, and a lawned area. The garden is enclosed by a combination of fencing and hedging.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

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