



New Buckenham Road, Banham - NR16 2DA



New Buckenham Road

Banham, Norwich

Welcome to this CHARACTERFUL MAIN RESIDENCE set upon a PRIVATE COUNTRYSIDE PLOT, offering an exceptional lifestyle opportunity with TWO SELF CONTAINED HOLIDAY LETS. Boasting a total of SEVEN BEDROOMS (four in the main residence, two in the adjoining let and one in the separate let), this property provides over 3300 SQ. FT. OF ACCOMMODATION thoughtfully arranged for comfort and versatility. Step through the welcoming entrance into LIGHT-FILLED LIVING SPACES, each residence featuring its own MODERN KITCHEN and WELL APPOINTED BATHROOMS, perfect for MULTI-GENERATIONAL LIVING or income potential. The main house and both lets blend original character with contemporary finishes, ensuring a warm, inviting atmosphere throughout. Enjoy the added luxury of a BBQ HUT, GARDEN BAR, GAZEBO and a spacious WORKSHOP, ideal for entertaining, relaxing or pursuing hobbies. Ample OFF ROAD PARKING is provided on a PRIVATE DRIVEWAY, offering convenience and peace of mind for residents and guests alike. The gardens offer a wealth of focal points depending on your mood with open lawn spaces, raised decking overlooking the WILDLIFE POND inhabited by resident ducks, children's play park, newly renovated courtyard seating area amongst many other attractive features to ensure year round enjoyment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Characterful Main Residence With Two Self Contained Holiday Lets
- Set Upon A Private Countryside Plot Measuring Approx. 0.69 Acres (stms) With Wildlife Pond, Open Lawn & Planted Walk Ways
- Seven Bedrooms In Total, With Four In The Main Residence, Two In Adjoining Let & One In The Separate Let
- Over 3300 Sq. Ft Of Accommodation Across All Buildings, BBQ Hut, Garden Bar, Gazebo & Workshop, All Outbuildings Have Power
- Three Modern Kitchens, One In Each Residence With Well Appointed Bathrooms In Each
- Ideal For Multi-Generational Living
- Ample Off Road Parking On Private Driveway For Up To 6 Cars
- Sprawling Gardens With Open Lawns, Quiet Contemplation Corner, Raised Decking Overlooking Wildlife Pond With Ducks Plus Newly Renovated Private Courtyard

The historic and picturesque Norfolk village of Banham is always very popular as it retains a strong sense of community. The thriving village shop and ancient church surround the village green. There are three good pubs / restaurants within 1.5 miles of the property. The village primary school has in recent times been awarded outstanding by Ofsted. It falls into the catchment for Old Buckenham High, a sought after school as it is, itself situated within a village and draws mainly from only surrounding villages. On the edges of the village is the renowned Banham Zoo. There is also a well regarded butchers, a Post Office and two shops. The village is situated only four miles from the A11 (the major London route) and 17 miles from Norwich approximately.



The property is almost equidistant to a range of market towns like Attleborough, Wymondham and Diss all of which have a rail service to London Liverpool Street, Cambridge and Norwich.

SETTING THE SCENE

The property is set back from the street, where a low-level brick wall opens up to reveal a large shingle driveway suitable for ample off-road parking for family and guests. Access to the main residence comes to the left-hand side of the property, towards the front, or through a set of timber swinging gates and through to the rear.

THE GRAND TOUR

The main residence offers a large central hallway, where wood effect flooring laid in a herringbone pattern grants access to all living accommodation within the home. Immediately ahead is the open kitchen and dining room. With an attractive contemporary country-style finish, the space offers a wealth of wall and base-mounted cabinetry set around solid wood work surfaces, with the flooring opening up towards the front of the property to leave more than enough room for a formal dining table, where further fitted cabinetry can be found. Integrated appliances include two under-counter drinks fridges, an LPG gas range cooker, enamelled butler's sink, fridge and dishwasher. Through the side of the kitchen is a large utility room, where further storage can be found, a second sink with plumbing and space remaining for further white goods and appliances, plus a handy walk-in pantry and separate ground-floor WC with shower. The main living space comes just off to the right-hand side of the central hallway, where a spacious yet cosy sitting room features original timber beams fitted across the ceiling and large red brick inglenook fireplace, complete with solid wood mantle and tiled hearth, currently housing a cast iron wood-burning fire. Courtesy of the dual-facing aspect, the room remains incredibly well lit no matter the time of day, with a set of French doors opening onto its own private patio space. Just off from the sitting room, a second set of French doors opens to reveal the ideal home office space for those working from home, or to potentially be used as the dining area or children's playroom, depending on your needs.

The first-floor landing gives access to three well-proportioned bedrooms, with the potential fourth currently serving as a walk-in dressing room. Each of these rooms have built in storage and are more than comfortable enough to host a double bed with additional soft furnishings, with the larger of the rooms having potential to open up into the adjoining holiday let to create one main residence. Each of these rooms have the shared use of a four-piece family bathroom suite, which has underfloor heating & extraction and has been attractively finished with part vaulted ceilings, currently housing Velux windows, with a large corner shower unit, range of vanity storage and freestanding oval bath.

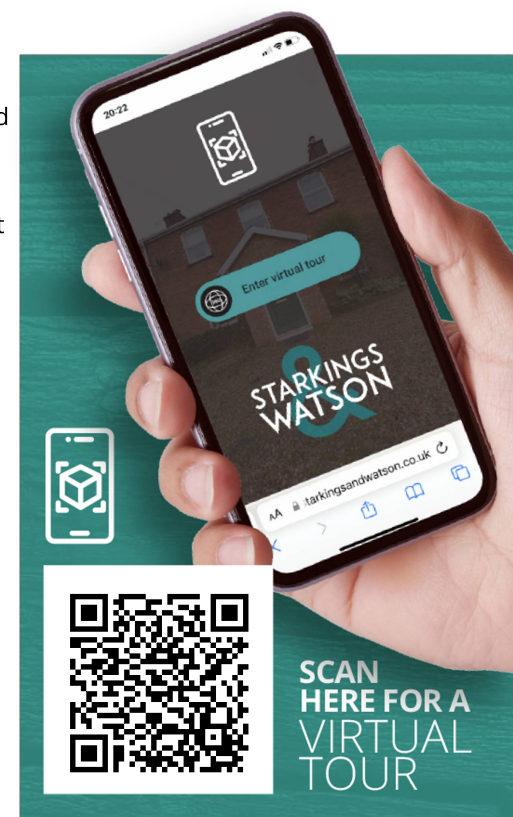
The adjoining holiday let offers its own separate access point towards the rear of the property, where a hallway is the first place to greet you, granting access to the stairs for the first floor, with the main living space coming directly ahead. This is all offered in an attractive open-plan fashion, where the main sitting room space sits to the right-hand side of the property, again benefiting from a dual-facing aspect to keep the space incredibly well lit, with a gas log-effect fire nestled within the corner of the sitting room. The kitchen offers a mixture of wall and base mounted cabinetry set around granite work surfaces and integrated appliances to include dual eye-level ovens, inset hob, dishwasher, fridge, washing machine and a freezer, which is housed in the walk-in pantry, with enamelled sink and open floor space leaving more than enough room for a breakfast or dining table. The first-floor landing gives access into two bedrooms, and a separate bath/shower room and WC.

The second holiday let is detached from the main residence and overlooks the rear gardens. This is an incredibly attractive living space to either be used as a holiday let, or ideally for those looking for multi-generational living. The open-plan design features all solid wood flooring, where the kitchen and dining room emerge to your left-hand side with tall vaulted ceilings featuring exposed timber beams and a gas log-effect fire in the corner of the sitting room. A set of French doors open onto its own private raised wooden deck patio seating area. The kitchen offers a multitude of storage and integrated appliances set around granite work surfaces. These include a fridge-freezer, washing machine, inset-hob and dual eye-level ovens. The bedroom sits at the end of the hallway to the right-hand side, a large open room leaving more than enough space for a super-king bed with additional soft furnishings, whilst an attractive four-piece ensuite bathroom features a large corner shower, oval bath and vanity storage. Both the sitting room and bathroom have underfloor heating.

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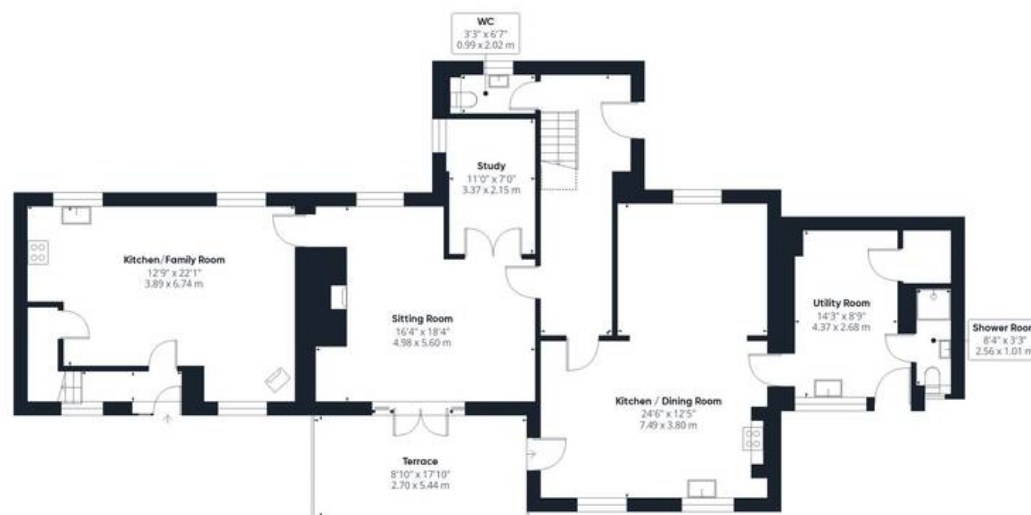
THE GREAT OUTDOORS

The gardens offer a wealth of opportunity and potential depending on your potential needs or preferred setup. A newly renovated private courtyard sits at the rear of the home, accessed through the utility room, with newly laid patio and privacy screens giving the ideal quiet contemplation area. Just behind the car park is an incredibly unique opportunity where a family play park has been fitted, set upon wood chipping, with external dining area and stunning raised timber deck seating area, which overlooks the wildlife pond inhabited by resident ducks, giving a real sense of connection to the local countryside. The rear garden is a cacophony of light and colour, with multiple raised planting beds, mature shrubbery and trees making the space a true haven during the warmer months. An open lawn space sits just behind the detached holiday let, with flowering beds, completely enclosed like the rest of the garden with tall mature hedges. The main garden steps up to the rear, where a large barbecue hut offers the ideal space to entertain family and friends, with an external garden bar / games hut. A gazebo sits towards the centre of the garden, making the ideal space to sit and enjoy your morning coffee, with a quiet contemplation garden located in the very corner, privately tucked away.



AGENTS NOTES

The vendors have expressed that the holiday lets will be sold as seen with all furniture, fixtures and fittings to be included. It is possible to remove the partition wall on the ground and first floor landing to make the property one as opposed to the main residence and separate adjoining let if preferred. On the ground floor there is access from the main residence to the adjoining let which is currently not used.



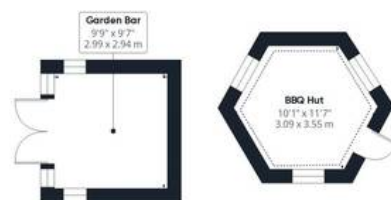
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Ground Floor Building 4

Approximate total area⁽¹⁾

3326 ft²

309.2 m²

Balconies and terraces

396 ft²

36.8 m²

Reduced headroom

53 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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