



High Fields, Colby Road, Banningham, Norwich, NR11 7DY

welcome to

High Fields, Colby Road, Banningham, Norwich

Don't miss this well-appointed 4 bedroom detached home with outstanding far reaching rural views. This home has been extended and offers superb accommodation including 3 reception areas and a wonderful open plan kitchen/diner with amazing rural views. Outside it has parking, Garage and gardens.



Description

Set within the highly regarded village of Banningham, Norfolk, this impressive four bedroom detached home enjoys a wonderful rural setting with stunning open views across rolling Norfolk countryside.

The heart of the home is the spacious open plan kitchen/breakfast room, thoughtfully designed for modern family living and entertaining. Flooded with natural light, this fantastic space takes full advantage of the far-reaching field views, creating a seamless connection between indoors and out.

The property offers a generous lounge with a striking vaulted ceiling, providing a real sense of space and character, while a separate dining room offers the perfect setting for more formal occasions. A dedicated study adds further versatility, ideal for home working or a quiet retreat. Upstairs, the accommodation continues with four well-proportioned bedrooms, making this an excellent home for families or those seeking flexible living space.

Combining village charm, contemporary open plan living, and beautiful countryside views, this substantial detached house offers a rare opportunity to enjoy a peaceful Norfolk lifestyle without compromise.

Entrance Hall

Front door opens into hall with stairs to first floor, tiled flooring, radiator and double glazed window.

Shower Room

Suite comprising low level WC, wash basin and shower cubicle. Light with shaver point, heated towel rail and double glazed window.

Dining Room

2 front aspect double glazed windows, radiator and doors to Lounge & Study.

Study

Radiator & rear aspect double glazed window.

Lounge

Double aspect room with double glazed window to front and double glazed doors to rear, open fire, vaulted ceiling, 2 TV points and 2 radiators.

Kitchen / Breakfast Room

Open plan room fitted with a range of wall & base units, work surface over with undercounter sink with mixer tap. Double electric oven, electric hob with stainless steel cooker hood over and integrated dishwasher. Spotlights, tiled flooring, TV point and impressive rear aspect double glazed window with far reaching views. Doors to outside & Utility Room.

Utility Room

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer and plumbing for washing machine. Tiled flooring, airing cupboard, radiator and double glazed window.

First Floor Landing

Double walk-in cupboard, loft access and doors to Bedrooms & Bathroom.

Bedroom One

Radiator and front aspect double glazed window with field views.

Bedroom Two

Over stairs cupboard, radiator & front aspect double glazed window with field views.

Bedroom Three

Wood effect flooring, radiator & rear aspect double glazed window with field views.

Bedroom Four

Wash basin, wood effect flooring, radiator & rear aspect double glazed window with field views.

Bathroom

Suite comprising low level WC, wash basin, shower cubicle and bath with central mixer tap. Fully tiled, extractor, spotlights and heated towel rail.

Outside

To the front of the property is a sweeping gravel driveway providing ample off-road parking and a single Garage with up & over door.

At the rear of the property, a patio area leads to a grassed lawn that rises to a further lawned garden with well-stocked borders, a shed, a summer house, and fantastic views.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.



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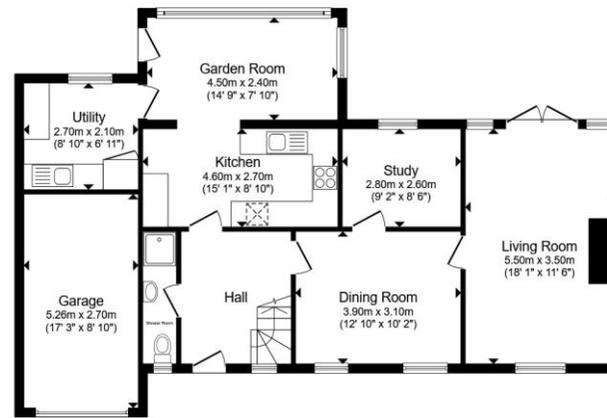
welcome to

High Fields, Colby Road, Banningham, Norwich

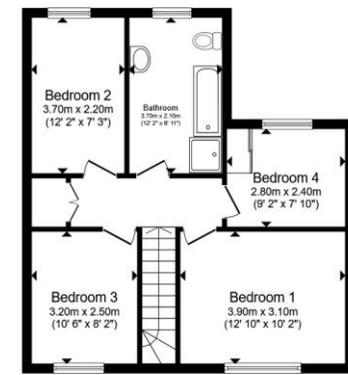
- Deceptively Spacious Detached Home
- Amazing Rural Views to the front and rear
- 4 Bedrooms & 3 Reception Rooms
- Open plan Kitchen/Breakfast Room
- Generous Gardens
- Ample Off-Road Parking & Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D



Ground Floor



First Floor

£425,000

Total floor area 146.4 m² (1,576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
AYS110230 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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